



290 Evergreen Drive · Vernon Hills, IL 60061-2904 · 847-367-3700

**REGULAR MEETING OF THE VILLAGE BOARD
VILLAGE OF VERNON HILLS
290 EVERGREEN DRIVE, VERNON HILLS, ILLINOIS
FEBRUARY 3, 2026 7:00 PM**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Officials Reports
 - A. Village President
 - 1. Proclamation – Retirement of IT Coordinator James Dunning
 - 2. Appointment of Will Hendrick to the Planning & Zoning Commission
 - 3. Appointment of Kate Buggy to Deputy Village Clerk

 - B. Village Manager

 - C. Assistant Village Manager
 - D. Finance Director/Treasurer
 - 1. Cash and Investment Report – December 2025 (Enclosed in Packet)

 - E. Chief of Police
 - 1. Police Department Report – December 2025 (Enclosed in Packet)

 - F. Public Works Director/Village Engineer
 - 1. Open Space Native Stewardship Services

 - G. Director of Community Development
- V. Citizens Wishing to Address the Board
- VI. Omnibus Vote Agenda

Items under the Omnibus Vote Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one (board member, staff, or citizen) wishes to have a separate vote on any item, it will be pulled from the Omnibus Vote Agenda and voted on separately.

 - A. APPROVAL OF RETROACTIVE VOUCHER LIST OF BILLS DATED JANUARY 21, 2026 IN THE AMOUNT OF \$1,016,115.57 (detail enclosed)**

- B. APPROVAL OF VOUCHER LIST OF BILLS DATED JANUARY 29, 2026 IN THE AMOUNT OF \$418,780.64 (detail enclosed)**
- C. APPROVAL OF THE MINUTES OF THE REGULAR VILLAGE OF VERNON HILLS BOARD MEETING OF JANUARY 13, 2026**
- D. APPROVAL AND PASSAGE OF ORDINANCE 2026-004 AN ORDINANCE DECLARING CERTAIN VILLAGE EQUIPMENT AS SURPLUS AND HAVING LITTLE VALUE TO DISPOSE OF IN AN APPROPRIATE MANNER (VM Timony)**
- E. APPROVAL AND PASSAGE OF ORDINANCE 2026-005 AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS AND TO AUTHORIZE THE VILLAGE MANAGER TO EXECUTE A CONTRACT EXTENSION WITH BALANCED ENVIRONMENTS, INC. TO PERFORM SPECIALIZED LANDSCAPE MOWING AND MAINTENANCE OF VILLAGE PROPERTY FOR AN AMOUNT OF \$57,492 (PW Dir Venatta)**
- F. APPROVAL AND PASSAGE OF ORDINANCE 2026-006 AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS AND TO AUTHORIZE THE VILLAGE MANAGER TO EXECUTE A CONTRACT WITH BLUESTEM ECOLOGICAL SERVICES TO PROVIDE OPEN SPACE NATIVE STEWARDSHIP SERVICES FOR AN AMOUNT NOT TO EXCEED \$110,550 (PW Dir Venatta)**
- G. APPROVAL AND PASSAGE OF ORDINANCE 2026-009 AN ORDINANCE AMENDING THE VERNON HILLS MUNICIPAL CODE TO PROVIDE FOR A NEW SECTION 14-6 OF CHAPTER 14, ARTICLE I ENTITLED “TETRAHYDROCANNABINOL PRODUCTS” (DC Holubetz)**
- H. APPROVAL AND PASSAGE OF ORDINANCE 2026-010 AN ORDINANCE AMENDING CHAPTER 3, ALCOHOLIC LIQUOR CONTROL, OF THE VERNON HILLS CODE, SECTION 3-38, LICENSE QUANTITIES BY CLASS (CD Dir Jennings)**
- I. APPROVAL AND PASSAGE OF ORDINANCE 2026-011 AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE GUARANTEE FOR THE WELLS FARGO DEVELOPMENT 860 TOWNLINE ROAD (CD Dir Jennings)**
- J. APPROVAL AND PASSAGE OF RESOLUTION 2026-003 A RESOLUTION REALLOCATING 2026 VOLUME CAP TO THE VILLAGE OF BUFFALO GROVE, ILLINOIS (VM Timony)**

VII. Unfinished Business

VIII. New Business

- 1. APPROVAL AND PASSAGE OF ORDINANCE 2026-007 AN ORDINANCE APPROVING VARIATIONS FROM APPENDIX C, ZONING, SECTION 19-5, RESIDENTIAL DRIVEWAY STANDARDS 408 ELM TREE LANE (CD Dir Jennings)**
- 2. APPROVAL AND PASSAGE OF ORDINANCE 2026-008 AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE VERNON HILLS CODE, ADOPTING THE 2024 INTERNATIONAL CODE SUITE**

AND STATE CODES AS THE BUILDING CODE OF THE VILLAGE OF VERNON HILLS (CD Dir Jennings)

3. APPROVAL AND PASSAGE OF RESOLUTION 2026-004 A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF DEERPATH PARK RESUBDIVISION, ESTABLISHING 7 E. PHILLIP AS A SEPARATE PARCEL AND DEDICATING LAND AS PHILLIP ROAD RIGHT-OF-WAY (CD Dir Jennings)

- IX. Communications
- X. Recess/Adjournment

COMMITTEE OF THE WHOLE MEETING TO IMMEDIATELY FOLLOW

The Village of Vernon Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting or the facilities, should contact Executive Secretary, Elizabeth Koehl, at (847) 918-3546 promptly to allow the Village to make reasonable accommodations for those persons.

**SUMMARY FOR VILLAGE BOARD MEETING
OF FEBRUARY 3, 2026 7:00 PM**

I. Call to Order

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C. APPROVAL OF THE MINUTES OF THE REGULAR VILLAGE OF VERNON HILLS BOARD MEETING OF JANUARY 13, 2026

D. APPROVAL AND PASSAGE OF ORDINANCE 2026-004 AN ORDINANCE DECLARING CERTAIN VILLAGE EQUIPMENT AS SURPLUS AND HAVING LITTLE VALUE TO DISPOSE OF IN AN APPROPRIATE MANNER

An ordinance declaring certain village equipment as surplus and having little value to dispose of in an appropriate manner.

Ordinance 2026-004 is recommended for approval.

E. APPROVAL AND PASSAGE OF ORDINANCE 2026-005 AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS AND TO AUTHORIZE THE VILLAGE MANAGER TO EXECUTE A CONTRACT EXTENSION WITH BALANCED ENVIRONMENTS, INC. TO PERFORM SPECIALIZED LANDSCAPE MOWING AND MAINTENANCE OF VILLAGE PROPERTY FOR AN AMOUNT OF \$57,492

The Village is responsible for maintaining Village-owned properties and various Village rights of ways (ROW's); including lawn care and maintenance. In an effort to do so efficiently and effectively, the Village contracts specialized landscape mowing and maintenance services for six locations throughout the Village as listed below:

Village Hall	Arborthheater	Metra Station
Police Dept.	Public Works	Butterfield Rd. Medians

Balanced Environments, Inc. was awarded the 2021-2023 multi-year contract for the specialized mowing of Village property (Ordinance 2021-040) with the option to renew said contract two additional years which ended in 2025.

The Village advertised bids for the upcoming 2026 season and received the following bids:

Langton Group:	\$224,562 (includes \$78,018 for VHAC)
Fleck's:	\$199,703 (includes \$94,647 for VHAC)
Brightview Land.:	\$195,342 (includes \$44,607 for VHAC)

Currently the Village budgets \$45,000 for landscape services at the VHAC and is anticipating a similar renewal as a separate contract.

Balanced Environments, Inc. was unable to attend the mandatory pre-bid meeting and was subsequently unable to submit a competitive bid. They have agreed to honor their current pricing plus a 3% CPI adjustment for a total of \$57,492.

Due to the bids received being substantially higher than anticipated, it is in the best interest of the Village to reject all bids. Staff then recommends the Board waives competitive bidding and enters into a 1-year renewal with Balanced Environmental in order to avoid service disruption during the mowing season.

Staff is requesting a motion to authorize the Village Manager to waive competitive bidding and extend the current specialized landscape mowing and maintenance contract with Balanced Environments, Inc. for the 2026 season for an amount of \$57,492.

Ordinance 2026-005 is recommended for approval.

F. APPROVAL AND PASSAGE OF ORDINANCE 2026-006 AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS AND TO AUTHORIZE THE VILLAGE MANAGER TO EXECUTE A CONTRACT WITH BLUESTEM ECOLOGICAL SERVICES TO PROVIDE OPEN SPACE NATIVE STEWARDSHIP SERVICES FOR AN AMOUNT NOT TO EXCEED \$110,550

Staff is proposing to budget \$112,000 within FY2027 for Open Space Maintenance for various locations within the Village to control invasive plant material around ponds and open space areas. Work areas include Hazeltine, Centennial Crossing Pond, River Grove, Metra Station & Pond, Arbortheater, Village Hall Pond, Seavey Ditch, VHAC, and Harvey Lake. The Village preselected five qualified contractors to solicit proposals from for this work. Two proposals were received:

FY2027

Bluestem Ecological Services	\$110,550
V3 Construction Group	\$135,780

Bluestem was the lowest bidder and also has performed satisfactory work for the Village in the past.

It was in the best interest of the Village to preselect firms and not hold an open bid for this work due to its specialized nature. Because of this, staff is recommending the Board waive the competitive bidding requirement and authorize the Village Manager to execute a contract with Bluestem Ecological Services to provide Open Space Native Stewardship Services for a three-year contract for an amount not to exceed \$110,550 in FY2027.

Ordinance 2026-006 is recommended for approval.

G. APPROVAL AND PASSAGE OF ORDINANCE 2026-009 AN ORDINANCE AMENDING THE VERNON HILLS MUNICIPAL CODE TO PROVIDE FOR A NEW SECTION 14-6 OF CHAPTER 14, ARTICLE I ENTITLED “TETRAHYDROCANNABINOL PRODUCTS”

A number of products have been developed over the past several years that are synthetically derived from tetrahydrocannabinol (THC). The most common of these products contain synthetically derived versions of Delta-8 THC and Delta-9 THC. Products containing THC can be found for sale in the Village of Vernon Hills at vape/smoke shops, retail stores, convenience stores, and gas stations. The proposed ordinance will make the advertisement, display, sale or delivery of these THC products without a state license unlawful in the Village and will impose fines of not less than \$1000 for violations plus reimbursement of testing costs by the Village. Business licenses can also be revoked for a violation of the Ordinance. The Ordinance will go into effect on May 1, 2026, in order to give current businesses in the Village sufficient time to cease selling products containing THC.

Ordinance 2026-009 is recommended for approval.

H. APPROVAL AND PASSAGE OF ORDINANCE 2026-010 AN ORDINANCE AMENDING CHAPTER 3, ALCOHOLIC LIQUOR CONTROL, OF THE VERNON HILLS CODE, SECTION 3-38, LICENSE QUANTITIES BY CLASS

The Class H (Banquet Hall) liquor license assigned to the Cuneo Mansion and Gardens will not be renewed. The quantity of Class H licenses would need to be decreased to 1.

Ordinance 2026-010 is recommended for approval.

I. APPROVAL AND PASSAGE OF ORDINANCE 2026-011 AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE GUARANTEE FOR THE WELLS FARGO DEVELOPMENT 860 TOWNLINE ROAD

The ordinance authorizes the Village Manager to reduce the performance guarantee for site improvements associated with the Wells Fargo development at 860 Townline Road. Staff recommends a reduction of the bond (from \$225,003.67 to \$22,500.37), with the maintenance period to expire on September 18, 2027.

Ordinance 2026-011 is recommended for approval.

J. APPROVAL AND PASSAGE OF RESOLUTION 2026-003 A RESOLUTION REALLOCATING 2026 VOLUME CAP TO THE VILLAGE OF BUFFALO GROVE, ILLINOIS

Each year, Lake County Partners, the economic development arm for Lake County, requests municipalities participate in a Private Activity Bond Clearing House. In accordance with the Tax Reform Act of 1986, each municipality is allocated an amount of private bonding authority. The amount is based on the per capita population.

For example, Vernon Hills has a population of 27,002 and the per capita amount is \$135, bringing the municipality's per capita 2026 volume allocation to \$3,654,270.00. Vernon Hills has not used its volume cap and has no present intention of using this allocation.

Lake County Partners has requested municipalities who have not used any of their volume allocation to pool their allocation, so this type of bond authority can be made available to potential investors in Lake County. The intent is to spur investment and economic development in Lake County, and Lake County Partners could share this financing option with potential investors.

Note: Due to other financing options being available with better rates for the investor, private activity bonds are a less attractive option - and this type of incentive has not been used since 2008. Nevertheless, when Lake County Partners is recruiting potential investors, they desire to continue to have this financing option available.

A Resolution has been prepared (as in previous years) authorizing the reallocation of the Vernon Hills volume cap to the Village of Buffalo Grove, which agrees to host the pool for issuance of tax-exempt private activity bonds for future eligible projects in Lake County.

Resolution 2026-003 is recommended for approval.

VII. Unfinished Business

VIII. New Business

1. APPROVAL AND PASSAGE OF ORDINANCE 2026-007 AN ORDINANCE APPROVING VARIATIONS FROM APPENDIX C, ZONING, SECTION 19-5, RESIDENTIAL DRIVEWAY STANDARDS 408 ELM TREE LANE

The petitioner is proposing to replace the existing driveway that provides access to an attached 2-car garage with a wider brick paver driveway. The existing driveway is a concrete driveway approximately 16.0' in width. The request is to widen the driveway from 16 ft to 28.5 ft, allowing flexibility to park vehicles in the driveway and garage and reduce the need to jockey vehicles when arriving/departing. The Planning and Zoning Commission held a public hearing on the petition at its meeting on January 21, 2026, and recommended approval of the variation (4-0, 2 absent, 1 vacancy). An ordinance approving the variation is attached for the Board's consideration.

Ordinance 2026-007 is recommended for approval.

2. APPROVAL AND PASSAGE OF ORDINANCE 2026-008 AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE VERNON HILLS CODE, ADOPTING THE 2024 INTERNATIONAL CODE SUITE AND STATE CODES AS THE BUILDING CODE OF THE VILLAGE OF VERNON HILLS

The Community Development Department presented a draft ordinance adopting an update to the Village's building code at the Committee of the Whole meeting on January 13th. Since that time, the adoption ordinance has been further refined to include minor amendments discussed with the Committee. An ordinance replacing Chapter 5 to complete the update of the building code has been prepared for the Board's consideration.

Ordinance 2026-008 is recommended for approval.

3. APPROVAL AND PASSAGE OF RESOLUTION 2026-004 A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF DEERPATH PARK RESUBDIVISION, ESTABLISHING 7 E. PHILLIP AS A SEPARATE PARCEL AND DEDICATING LAND AS PHILLIP ROAD RIGHT-OF-WAY

The Village of Vernon Hills entered into a real estate exchange agreement on November 20, 2018, with the Vernon Hills Park District, later restated through Ordinance 2024-102. The purpose of the agreement is to exchange the 7 E. Phillip parcel (utilized by the Village) with 1400 Indianwood Drive (utilized by the Park District) so that each entity would own the land on which its maintenance facility is located. The agreement requires the Park District to resubdivide the Deerpath Park parcel so that the parcel known as 7 E. Phillip Road will be a separate and distinct tax parcel. The Planning and Zoning Commission has recommended approval of the plat, and a resolution has been prepared for the Board's consideration.

Resolution 2026-004 is recommended for approval.

- IX. Communications
- X. Recess/Adjournment

COMMITTEE OF THE WHOLE MEETING TO IMMEDIATELY FOLLOW

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PROCLAMATION

In Recognition of Service

JAMES E. DUNNING

**Vernon Hills Police Department
Vernon Hills, Lake County, Illinois**

WHEREAS, James Dunning entered into public service as a telecommunicator for the Northwest Central Dispatch System in 1991. James then simultaneously served the Village of Sleepy Hollow, Illinois as a police officer from 1993-1995, and was hired by the Village of Vernon Hills to be a telecommunicator in 2002. James quickly proved his worth and was elevated to the position of IT Coordinator in 2007 where he served until his retirement on January 23, 2026; and

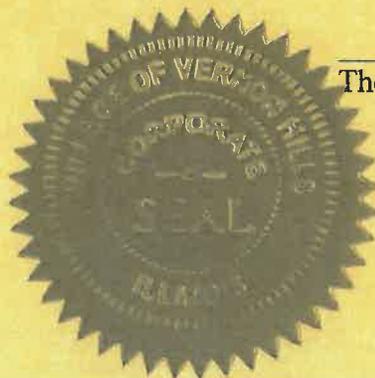
WHEREAS, James was steadfast in his promotion of cyber security training and practices for the Village. Under James' watch, the Village invested in new systems and technology which safeguarded critical infrastructure from attack and taught employees to manage the ever-present threats posed by malicious actors. In this respect, James would say his greatest professional accomplishment was keeping the Village out of the news; and

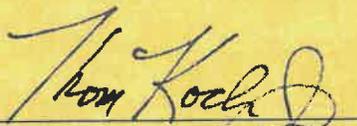
WHEREAS, James was instrumental in multiple consolidations of emergency communications. James supported the Vernon Hills Consolidated Communications Center from its inception where he provided exceptional service to partner agencies including the Countryside Fire Protection District, Libertyville Police Department, and Lincolnshire Police Department. James was then a key advisor to the working groups from which Lake Consolidated Emergency Communications (LakeComm) formed. For this initiative, James was credited by multiple agencies as being instrumental in the successful transition to common platforms for computer aided dispatch and records management; and

WHEREAS, the residents of the Village of Vernon Hills as well as its critical public safety partners have been greatly rewarded by James' service to the community as a telecommunicator and IT coordinator.

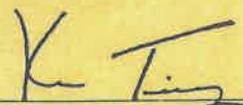
NOW, THEREFORE, BE IT PROCLAIMED that the President and Board of Trustees of the Village of Vernon Hills, on behalf of the entire Vernon Hills community, County of Lake, extend to James Dunning their gratitude and thanks for his twenty-four years of service to the Village.

PASSED and APPROVED this 3rd day of February, 2026.




Thom Koch, Jr., Village President

ATTEST:


Kevin Timony, Village Clerk

STATE OF ILLINOIS)
COUNTY OF LAKE)
VILLAGE OF VERNON HILLS)

OFFICIAL OATH

I, Will Hendrick, having been appointed to the position of Planning & Zoning Commissioner in the Village of Vernon Hills, in the County of Lake, do solemnly swear and affirm that I will support the Constitution of the United States and the Constitution of the State of Illinois, and that I will faithfully discharge the duties of the office of Planning & Zoning Commissioner according to the best of my ability.

Signed _____
Will Hendrick

Subscribed and sworn to before me this 3rd day of February 2026.

Kevin Timony, Village Clerk



Oath of Office

I, Kate Buggy, do solemnly swear (or affirm) that I will support the Constitution of the United States, and the Constitution of the State of Illinois, and that I will faithfully discharge the duties of the Office of Deputy Village Clerk according to the best of my ability.

Kate Buggy

Subscribed and sworn to before me this 3rd day of February 2026.

Attest:

***Thom Koch Jr.
Village President***





CASH AND INVESTMENT BALANCE - FISCAL YEAR 2026

MONTH ENDING - 12/31/2025

INSTITUTION/ACCOUNT	CASH DEPOSIT/INVESTMENT BALANCE AS OF			ONE MONTH	YTD
	4/30/2025	11/30/2025	12/31/2025	CHG IN BALANCE	CHG IN BALANCE
OPERATING					
<u>First American Bank</u>					
FAB - Main Checking 5201	2,270,557	1,341,106	1,128,375	(212,732)	(1,142,183)
FAB - Flex 5205	7,038	11,945	7,986	(3,959)	947
FAB - Golf 5203	17,720	26,009	29,982	3,973	12,263
TOTAL OPERATING	2,295,316	1,379,060	1,166,343	(212,718)	(1,128,973)
OPERATING RESERVE					
<u>First American Bank</u>					
FAB - MM 5215	2,353,103	846,268	847,579	1,311	(1,505,524)
<u>Illinois Funds</u>					
IL Funds - Gen 2714	38,271,498	48,188,605	44,107,613	(4,080,992)	5,836,115
less: TIF Restricted	(20,927,860)	(29,688,497)	(28,223,288)	1,465,209	(7,295,428)
TOTAL OPERATING RESERVE	19,696,741	19,346,376	16,731,904	(2,614,472)	(2,964,837)
TIF RESTRICTED					
<u>Illinois Funds</u>					
IL Funds - Gen 2714	20,927,860	29,688,497	28,223,288	(1,465,209)	7,295,428
CORE INVESTMENT					
<u>US Bank</u>					
US Bank - Gen 1683	36,458,816	38,559,238	40,642,653	2,083,415	4,183,837
BALANCES EXCLUDING TIF RESTRICTED	58,450,873	59,284,674	58,540,899	(743,775)	90,026
TOTAL CASH AND INVESTMENT BALANCE	79,378,733	88,973,171	86,764,187	(2,208,984)	7,385,454

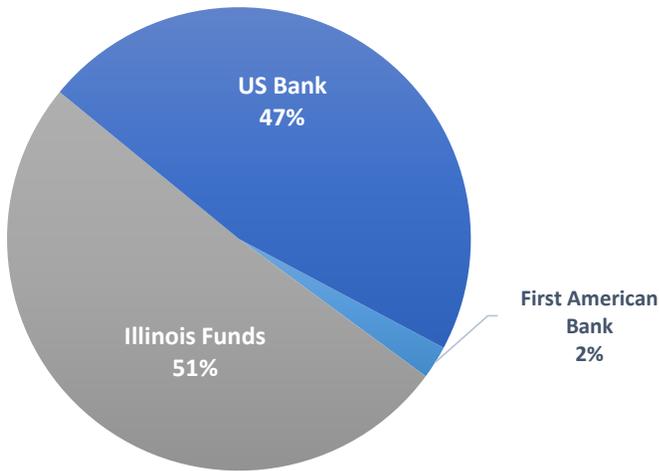
INSTITUTION/ACCOUNT	CASH DEPOSIT/INVESTMENT BALANCE AS OF			ONE MONTH	YTD
	4/30/2025	11/30/2025	12/31/2025	CHG IN BALANCE	CHG IN BALANCE
POLICE PENSION FUND (FIDUCIARY)					
<u>BMO Harris Bank</u>					
BMO Harris Checking	61,402	60,762	40,039	(20,724)	(21,363)
BMO Harris MM	655,574	651,776	653,420	1,644	(2,154)
<u>State Street</u>					
IPOPIF Pooled Investments	72,524,366	83,420,518	83,829,285	408,768	11,304,919
TOTAL POLICE PENSION FUND	73,241,342	84,133,056	84,522,744	389,688	11,281,402



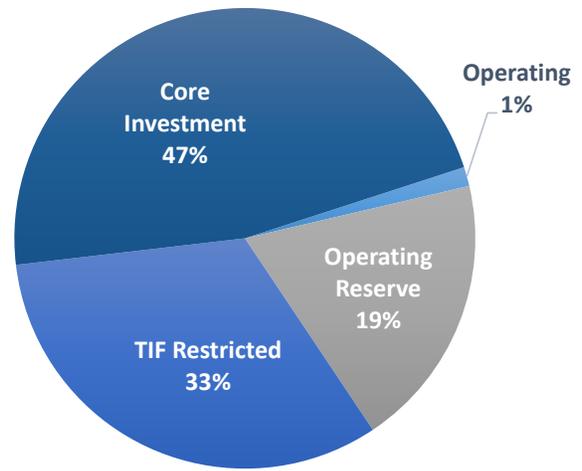
CASH AND INVESTMENT BALANCE - FISCAL YEAR 2026

MONTH ENDING - 12/31/2025
 EXCLUDING: POLICE PENSION FUND

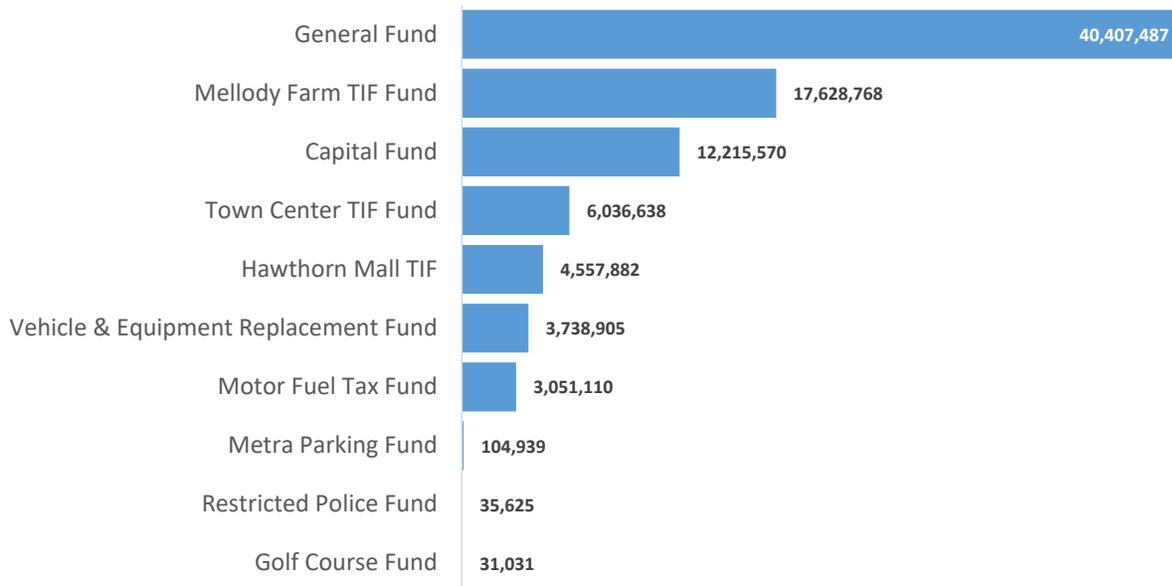
PORTION OF BALANCE HELD BY FINANCIAL INSTITUTION



PORTION OF BALANCE BY CLASSIFICATION



CASH AND INVESTMENT BALANCE BY FUND (GENERAL LEDGER)



Vernon Hills Police Department Monthly Board Report

December 2025

PART I CRIMES	This Month	2025 to Date	2024 to Date	2023 to Date	2022 to Date	2021 to Date	2020 to Date	Percentage Change 2020-2025
Homicide	0	0	2	0	0	1	0	-100.0%
Criminal Sexual Assault	0	5	9	5	8	12	7	-39.0%
Robbery	0	1	3	4	6	0	4	-70.6%
Battery (Aggravated)	0	3	2	4	9	1	11	-44.4%
Assault (Aggravated)	0	8	3	3	8	4	6	66.7%
Burglary	0	22	21	27	27	24	13	-1.8%
Burglary to Motor Vehicle	6	26	60	44	63	53	43	-50.6%
Theft	17	243	358	337	294	217	240	-16.0%
Motor Vehicle Theft	1	18	14	7	13	13	6	69.8%
Arson	0	1	1	0	1	3	1	-16.7%
PART I CRIME INDEX TOTALS	24	327	473	431	429	328	331	-17.92%
PART II CRIMES	This Month	2025 to Date	2024 to Date	2023 to Date	2022 to Date	2021 to Date	2020 to Date	Percentage Change 2020-2025
Assault (Simple)	0	7	8	4	6	3	3	45.8%
Battery (Domestic / Simple)	10	128	111	125	165	68	86	15.3%
Deceptive Practice	12	162	192	199	187	138	240	-15.3%
Criminal Damage	1	46	56	70	73	44	68	-26.0%
Criminal Trespass	1	12	24	17	18	17	7	-27.7%
Weapons Offenses	0	7	6	5	9	4	4	25.0%
Sex Offenses	2	8	16	11	18	12	21	-48.7%
Offenses Involving Children	0	7	9	6	12	8	5	-12.5%
Cannabis Control Act	1	3	2	3	9	22	20	-73.2%
Controlled Substances Act	0	5	7	9	5	3	4	-10.7%
Hypodermic / Needles / Drug Paraphernalia	0	2	3	2	6	0	1	-16.7%
Liquor Control Act	0	3	1	1	5	2	2	36.4%
Disorderly Conduct	5	53	82	64	84	66	99	-32.9%
Interference with Officers	0	1	4	3	1	1	1	-50.0%
Other Offenses*	8	76	44	60	77	43	64	31.9%
PART II CRIME INDEX TOTAL	40	520	565	579	675	431	625	-9.57%

*Other Offenses

Vernon Hills Police Department Monthly Board Report December 2025

Service Calls	This Month	2025 to Date	2024 to Date	2023 to Date	2022 to Date	2021 to Date	2020 to Date	Percentage Change 2020-2025
Abandoned Autos	1	30	26	28	15	18	21	38.9%
Annoying Telephone Calls	0	0	0	0	0	1	0	-100.0%
Animal complaints	15	264	298	274	265	311	270	-6.9%
Assist Fire Department	80	661	420	441	328	368	387	70.0%
Assist other Police	17	333	379	433	489	481	469	-26.0%
Assist Other Government	10	165	256	921	894	941	749	-78.1%
Citizen Assists	89	1036	859	828	587	569	534	53.4%
Domestics (Simple)	22	246	202	196	223	232	269	9.6%
Burglar Alarms	96	763	760	746	867	890	842	-7.1%
Hold Up Alarms	13	74	96	69	80	70	73	-4.6%
Auto Alarms	0	0	1	2	8	6	3	-100.0%
Juvenile Problems	10	166	129	137	136	134	186	15.0%
Death Investigations	4	28	32	27	34	19	33	-3.4%
Mental Cases	11	84	114	101	84	105	79	-13.0%
Missing Persons (Adult)	1	13	13	21	17	18	6	-13.3%
Missing Persons (Juvenile)	1	19	23	19	26	20	35	-22.8%
Neighbor Problems	3	44	42	52	60	52	42	-11.3%
Traffic Related Services	354	4548	4436	3739	3764	3850	3539	17.7%
Public Service	714	9238	7471	7914	8765	6639	7259	21.4%
Other Public Complaints	60	825	894	814	855	785	809	-0.8%
E-911 Misdials	106	2589	3391	5667	6316	7059	6196	-54.8%
Lost / Found / Missing Property	12	213	266	255	260	243	199	-12.9%
Property Damage (Non-Criminal)	7	51	55	59	64	55	51	-10.2%
Assist Rescue	198	1981	2536	2682	2713	2251	2191	-19.9%
Suspicious Autos	18	326	353	358	306	303	276	2.1%
Suspicious Person	20	231	186	197	169	161	166	31.4%
Suspicious Noise	0	0	5	16	16	15	23	-100.0%
Suspicious Circumstances	35	401	493	359	382	394	432	-2.7%
Other Ordinance / Service Activity	7	148	169	177	141	166	221	-15.3%
Parking Complaints	39	559	548	310	416	372	388	37.4%
TOTAL SERVICE CALLS	1943	25036	24453	26842	28280	26528	25748	-5.06%

Vernon Hills Police Department Monthly Board Report December 2025

Traffic Offenses	This Month	2025 to Date	2024 to Date	2023 to Date	2022 to Date	2021 to Date	2020 to Date	Percentage Change 2020-2025
Accidents (Property Damage)	76	769	673	530	452	371	298	65.4%
Accidents (Personal Injury)	2	54	72	72	72	66	63	-21.7%
Accidents (Private Property)	0	0	91	249	278	291	197	-100.0%
Accidents (Hit and Run)	14	124	135	133	153	272	103	-22.1%
Accidents (Fatal)	0	0	1	1	0	0	0	-100.0%
DUI Arrests	10	99	91	85	88	68	54	28.2%
Moving Violations	78	875	975	948	708	715	701	8.1%
Driver's License Violations	9	88	160	122	93	116	97	-25.2%
Registration Violations	2	93	141	129	87	49	76	-3.5%
Other Traffic Offenses	4	145	337	259	316	197	140	-42.0%
Compliance Citations	0	0	0	0	15	115	313	-100.0%
Parking Citations	132	1169	1258	880	577	548	767	45.0%
Warning Citations	72	1261	1076	1044	972	1224	1039	17.7%
TOTAL TRAFFIC OFFENSES	399	4677	5010	4452	3811	4032	3848	10.55%

MONTHLY INVESTIGATIONS SUMMARY BY CLASS
December 2025

OFFENSE	THIS MONTH	LAST MONTH	THIS MONTH LAST YEAR	LAST YEAR TO DATE	THIS YEAR TO DATE
AGG ASSAULT	0	0	0	1	4
AGG BATTERY	0	0	0	1	1
ARSON	0	0	0	1	1
ASSAULT	0	0	1	4	3
AUTO BURGLARY	1	0	1	21	7
AUTO THEFT	1	1	0	9	12
BATTERY	0	0	0	18	19
BURGLARY	0	0	5	24	16
CDTP	0	1	1	10	7
CHILD ABUSE	0	1	0	0	4
CRIM SEX ABUSE	0	0	0	0	1
CRIM SEX ASSAULT	1	0	1	7	8
CRIMINAL TRESPASS	0	0	0	2	2
DECEPTIVE PRACTICES	10	4	3	25	43
DISORDERLY CONDUCT	1	1	0	15	7
DOMESTIC	1	0	0	3	2
DRUG INVESTIGATION	0	1	0	10	6
FORGERY	0	0	0	2	2
HOMICIDE	0	0	0	2	0
IDENTITY THEFT	2	1	0	14	7
MISSING PERSON	0	0	0	5	2
OTHER	12	6	17	141	112
PUBLIC INDECENCY	0	0	0	0	0
ROBBERY	0	0	0	4	1
THEFT OVER	1	2	3	71	46
THEFT UNDER	4	2	6	64	43
TX HARASSMENT	0	0	0	3	7
UUC	0	0	0	5	10
WEAPONS	0	0	0	1	5
TOTALS	34	20	38	463	378

MONTHLY INVESTIGATIONS SUMMARY

December 2025

CASE STATUS INFORMATION

CLEARED BY	THIS MONTH	LAST MONTH	THIS MONTH LAST YEAR	LAST YEAR TO DATE	THIS YEAR TO DATE
ARREST	5	6	6	112	83
EXCEPTIONAL	6	8	6	92	136
ADMINISTRATIVELY CLOSED	6	6	5	152	75
ACTIVE	17	8	24	102	95
ADMINISTRATIVE TIME	300	300	300	3600	3600
AMOUNT OF PROPERTY RECOVERED	\$365.63	\$385.98	\$1,481.74	\$165,457.75	\$12,542.33

ARREST INFORMATION

TYPE OF ARREST	THIS MONTH	LAST MONTH	THIS MONTH LAST YEAR	LAST YEAR TO DATE	THIS YEAR TO DATE
FELONY	5	3	6	92	66
MISDEMEANOR	0	3	0	36	21
LOCAL ORDINANCE	0	0	0	5	2
STATION ADJUSTED	0	0	0	1	0
TOTAL	5	6	6	134	89



Retroactive Ratification - Already Been Paid

290 Evergreen Drive • Vernon Hills, IL 60061 • 847-367-3700

Paid Warrant Report

To: President and Village Board
Date: January 30th, 2026
Item Title: Paid Warrant Report
From: Patrick Hilbert, Accountant

RECOMMENDATION:

The Finance Department recommends that the President and Village Board approve the invoices being presented for payment from January 8th 2026, through January 21st 2026, in the amount of \$1,016,115.57.

The following significant payments are made to the following vendors:

Glenview Joint ETSB	\$ 21,382.88	Libertyville Dispatch Funds
OMNI Youth Services	\$ 19,750	Social Worker Contract
Vernon Hills Police Pension	\$ 772,555.75	FY2026 Q4 Contribution

All purchases are made in accordance with the Village of Vernon Hills' purchasing policies and are in accordance with the Municipal Code for the State of Illinois.

Attachments (included at the end of the packet)

"Paid Warrant Report"

PAID INVOICES REPORT

WARRANT: A260128

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
15626 ABC PLUMBING HEATING & COOLING	128457	01/14/26	0		145848	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128457									
VENDOR TOTALS				1,992.29	YTD INVOICED			2,305.29	YTD PAID	150.00
19587 ALAN LANDSCAPE CONSTRUCTION, INC.	128455	01/14/26	0		145874	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	158.00
	INVOICE: 128455									
VENDOR TOTALS				.00	YTD INVOICED			158.00	YTD PAID	158.00
19385 ALL TECH BUILDERS & RESTORATION INC.	128443	01/13/26	0		145871	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	833.03
	INVOICE: 128443									
VENDOR TOTALS				.00	YTD INVOICED			833.03	YTD PAID	833.03
17622 ALLEGIANT FIRE PROTECTION	128525	01/20/26	0		145853	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	255.00
	INVOICE: 128525									
	128576	01/20/26	0		145854	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	255.00
	INVOICE: 128576									
VENDOR TOTALS				150.00	YTD INVOICED			660.00	YTD PAID	510.00
17624 AQUA DOCTOR	128453	01/14/26	0		145855	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128453									
VENDOR TOTALS				.00	YTD INVOICED			150.00	YTD PAID	150.00
19629 ARIES GROUP ENTERPRISES, INC	128415	01/12/26	0		145875	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	816.00
	INVOICE: 128415									
VENDOR TOTALS				.00	YTD INVOICED			816.00	YTD PAID	816.00
19817 BMS GROUP	128529	01/20/26	0		145885	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	424.72
	INVOICE: 128529									
VENDOR TOTALS				.00	YTD INVOICED			424.72	YTD PAID	424.72
9444 CENTRAL STATES AUTOMATIC SPRINKLER	128487	01/16/26	0		145839	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128487									
VENDOR TOTALS				.00	YTD INVOICED			150.00	YTD PAID	150.00
16261 CHICAGO METROPOLITAN FIRE PREVENTION										

PAID INVOICES REPORT

WARRANT: A260128

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
	128500	01/20/26	0		145850	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128500										
	VENDOR TOTALS			200.00	YTD INVOICED				250.00	YTD PAID	50.00
19780	COMMERCIAL RETAIL ELECTRIC										
	128489	01/16/26	0		145878	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	75.00
	INVOICE: 128489										
	VENDOR TOTALS			.00	YTD INVOICED				75.00	YTD PAID	75.00
19478	CONCORDIA WIRELESS										
	128483	01/14/26	0		145873	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	350.00
	INVOICE: 128483										
	VENDOR TOTALS			.00	YTD INVOICED				350.00	YTD PAID	350.00
18830	DOCI, INC.										
	128522	01/20/26	0		145861	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128522										
	128523	01/20/26	0		145862	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	275.00
	INVOICE: 128523										
	128524	01/20/26	0		145863	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	84.32
	INVOICE: 128524										
	128526	01/20/26	0		145864	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128526										
	128527	01/20/26	0		145865	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	175.16
	INVOICE: 128527										
	128528	01/20/26	0		145866	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128528										
	VENDOR TOTALS			.00	YTD INVOICED				984.48	YTD PAID	984.48
12499	FIRST SECURITY SYSTEMS										
	128494	01/16/26	0		145840	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	317.13
	INVOICE: 128494										
	VENDOR TOTALS			150.00	YTD INVOICED				467.13	YTD PAID	317.13
15798	FORBEL ALARMS INC										
	128521	01/20/26	0		145849	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	318.80
	INVOICE: 128521										
	VENDOR TOTALS			.00	YTD INVOICED				318.80	YTD PAID	318.80
18963	FOUR SEASONS HEATING & AIR CONDITIONING										
	128444	01/13/26	0		145867	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128444										
	VENDOR TOTALS			650.00	YTD INVOICED				950.00	YTD PAID	150.00

PAID INVOICES REPORT

WARRANT: A260128

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
19812 G & J GENERAL CONTRACTORS	128447	01/13/26	0		145882	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	180.00
	INVOICE: 128447									
VENDOR TOTALS				.00	YTD INVOICED			180.00	YTD PAID	180.00
19398 GARFIELD RIDGE CONTRACTORS	128458	01/14/26	0		145872	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	270.00
	INVOICE: 128458									
VENDOR TOTALS				.00	YTD INVOICED			270.00	YTD PAID	270.00
18568 GOLDEN FENCE, INC.	128451	01/14/26	0		145859	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128451									
VENDOR TOTALS				50.00	YTD INVOICED			200.00	YTD PAID	150.00
19814 GR GENERAL CONTRACTING	128482	01/14/26	0		145883	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	840.00
	INVOICE: 128482									
VENDOR TOTALS				.00	YTD INVOICED			840.00	YTD PAID	840.00
18645 HORIZON RETAIL CONSTRUCTION	128490	01/16/26	0		145860	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	5,000.00
	INVOICE: 128490									
VENDOR TOTALS				4,700.00	YTD INVOICED			9,700.00	YTD PAID	5,000.00
14910 ICON BUILDING GROUP	128446	01/13/26	0		145846	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	5,000.00
	INVOICE: 128446									
	128461	01/14/26	0		145847	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	5,000.00
	INVOICE: 128461									
VENDOR TOTALS				5,000.00	YTD INVOICED			15,600.00	YTD PAID	10,000.00
19792 JAMKAT	128491	01/16/26	0		145879	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	126.81
	INVOICE: 128491									
VENDOR TOTALS				.00	YTD INVOICED			126.81	YTD PAID	126.81
19800 JSQ ROOFING SOLUTIONS, LLC	128516	01/20/26	0		145880	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	4,430.00
	INVOICE: 128516									
VENDOR TOTALS				.00	YTD INVOICED			4,430.00	YTD PAID	4,430.00
14374 LAMARCO SYSTEMS INC										

PAID INVOICES REPORT

WARRANT: A260128

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
	128413	01/12/26	0		145845	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	308.04
	INVOICE: 128413										
	VENDOR TOTALS			150.00	YTD INVOICED				458.04	YTD PAID	308.04
19011	METROPOLITAN FIRE PROTECTION										
	128499	01/20/26	0		145868	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128499										
	VENDOR TOTALS			103.00	YTD INVOICED				153.00	YTD PAID	50.00
9222	NANCY NEWBURGER										
	128449	01/14/26	0		145837	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128449										
	128450	01/14/26	0		145838	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128450										
	VENDOR TOTALS			.00	YTD INVOICED				300.00	YTD PAID	300.00
19816	NB ZONE INC										
	128596	01/20/26	0		145884	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128596										
	VENDOR TOTALS			.00	YTD INVOICED				50.00	YTD PAID	50.00
19155	NBZS LLC										
	128459	01/14/26	0		145869	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128459										
	VENDOR TOTALS			.00	YTD INVOICED				300.00	YTD PAID	150.00
13740	NOVA FIRE PROTECTION										
	128445	01/13/26	0		145841	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	184.50
	INVOICE: 128445										
	VENDOR TOTALS			345.60	YTD INVOICED				530.10	YTD PAID	184.50
13741	NOVA FIRE PROTECTION										
	128484	01/14/26	0		145842	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	170.00
	INVOICE: 128484										
	128485	01/14/26	0		145843	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128485										
	VENDOR TOTALS			331.80	YTD INVOICED				551.80	YTD PAID	220.00
18387	OMEGA PRO SYSTEMS										
	128454	01/14/26	0		145857	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128454										
	128488	01/16/26	0		145858	P	01/21/26	01	260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128488										

PAID INVOICES REPORT

WARRANT: A260128

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS										.00 YTD INVOICED 300.00 YTD PAID 300.00
9022 PARVIN CLAUSS	128599	01/20/26	0		145836	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128599									
VENDOR TOTALS										.00 YTD INVOICED 150.00 YTD PAID 150.00
19753 PHILIP V DUGO	128452	01/14/26	0		145876	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128452									
VENDOR TOTALS										.00 YTD INVOICED 150.00 YTD PAID 150.00
19811 RAHIM & SHIRIN POONJA	128448	01/14/26	0		145881	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	1,192.63
	INVOICE: 128448									
VENDOR TOTALS										.00 YTD INVOICED 1,192.63 YTD PAID 1,192.63
17823 REGENCY CENTERS ACQUISITION LLC	128460	01/14/26	0		145856	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	680.00
	INVOICE: 128460									
VENDOR TOTALS										.00 YTD INVOICED 680.00 YTD PAID 680.00
19260 RIDGE TOP EXTERIORS	128515	01/20/26	0		145870	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	207.95
	INVOICE: 128515									
VENDOR TOTALS										.00 YTD INVOICED 207.95 YTD PAID 207.95
17136 RIVIERA 20 LLC	128456	01/14/26	0		145852	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	540.00
	INVOICE: 128456									
VENDOR TOTALS				5,000.00						5,540.00 YTD INVOICED 5,540.00 YTD PAID 540.00
19778 SKY STUDIOS LLC	128501	01/20/26	0		145877	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	1,500.00
	INVOICE: 128501									
VENDOR TOTALS										.00 YTD INVOICED 1,500.00 YTD PAID 1,500.00
16647 TAYLOR BROS CONSTRUCTION CO	128486	01/14/26	0		145851	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	800.00
	INVOICE: 128486									
VENDOR TOTALS										.00 YTD INVOICED 800.00 YTD PAID 800.00

PAID INVOICES REPORT

WARRANT: A260128

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
13911 UNITED STATES ALLIANCE	128492	01/16/26	0		145844	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	103.23
	INVOICE: 128492									
VENDOR TOTALS				580.50	YTD INVOICED			683.73	YTD PAID	103.23
8119 UNITED STATES FIRE PROTECTION	128493	01/16/26	0		145835	P	01/21/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128493									
VENDOR TOTALS				.00	YTD INVOICED			150.00	YTD PAID	150.00
									REPORT TOTALS	33,470.32
									COUNT	AMOUNT
TOTAL PRINTED CHECKS									51	33,470.32

PAID INVOICES REPORT

WARRANT: A260129

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
5269 ABDULLAH MAHMOOD	128508	01/20/26		832	24567	T	01/30/26	0103030 530011	FOOD & OTHER SUPPLIES	91.95
	INVOICE:	REIMB 1/20/26								
VENDOR TOTALS		180.96 YTD INVOICED			272.91 YTD PAID		91.95			
4967 AEP ENERGY INC	128586	12/09/25			145939	P	01/21/26	0102040 520050	ELECTRIC POWER-STREET LIG	37.20
	INVOICE:	11/6-12/8/25 #8814								
	128587	12/09/25			145939	P	01/21/26	0102040 520050	ELECTRIC POWER-STREET LIG	9,063.74
	INVOICE:	11/6-12/8/25 #8780								
	128593	12/05/25			145939	P	01/21/26	0102040 520050	ELECTRIC POWER-STREET LIG	304.10
	INVOICE:	11/3-12/3/25 #8803								
	128594	12/11/25			145939	P	01/21/26	0102040 520050	ELECTRIC POWER-STREET LIG	64.94
	INVOICE:	11/10-12/10/25 #8825								
VENDOR TOTALS		37,801.46 YTD INVOICED			63,810.77 YTD PAID		9,469.98			
5025 AMAZON CAPITAL SERVICES INC	128432	01/01/26		781	24561	T	01/30/26	0103031 500142	UNIFORM ALLOWANCE	651.75
	INVOICE:	1NJ4-FVM4-LV99								
	128432	01/01/26		781	24561	T	01/30/26	0103032 500142	UNIFORM ALLOWANCE	1,435.15
	INVOICE:	1NJ4-FVM4-LV99								
	128433	01/01/26			24561	T	01/30/26	0103031 500142	UNIFORM ALLOWANCE	-42.95
	INVOICE:	14HM-73KV-LP93								
	128434	12/01/25		780	24561	T	01/30/26	0103031 500142	UNIFORM ALLOWANCE	334.13
	INVOICE:	1JPP-QJVL-YXMC								
	128434	12/01/25		780	24561	T	01/30/26	0103032 500142	UNIFORM ALLOWANCE	763.41
	INVOICE:	1JPP-QJVL-YXMC								
	128434	12/01/25		780	24561	T	01/30/26	0803038 530050	OPERATING SUPPLIES & EQUI	541.65
	INVOICE:	1JPP-QJVL-YXMC								
	128505	01/01/26		830	24561	T	01/30/26	0101001 530012	IT SUPPLIES & EQUIP	508.89
	INVOICE:	14HM-73KV-HP6K								
	128505	01/01/26		830	24561	T	01/30/26	0102040 530012	IT SUPPLIES & EQUIP	395.62
	INVOICE:	14HM-73KV-HP6K								
	128505	01/01/26		830	24561	T	01/30/26	0103030 530010	OFFICE SUPPLIES & EQUIP	871.05
	INVOICE:	14HM-73KV-HP6K								
	128505	01/01/26		830	24561	T	01/30/26	0103030 530011	FOOD & OTHER SUPPLIES	79.66
	INVOICE:	14HM-73KV-HP6K								
	128505	01/01/26		830	24561	T	01/30/26	0103030 530012	IT SUPPLIES & EQUIP	474.58
	INVOICE:	14HM-73KV-HP6K								
	128505	01/01/26		830	24561	T	01/30/26	0103032 530041	INVESTIGATIVE SUPPLIES &	214.98
	INVOICE:	14HM-73KV-HP6K								
	128505	01/01/26		830	24561	T	01/30/26	0103032 530180	WEAPONS SUPPLIES	143.41
	INVOICE:	14HM-73KV-HP6K								
	128505	01/01/26		830	24561	T	01/30/26	2103030 540045 PD200	COMPUTER REPLACEMENTS-PD	799.00
	INVOICE:	14HM-73KV-HP6K								
	128506	01/01/26			24561	T	01/30/26	0102040 530012	IT SUPPLIES & EQUIP	-337.99
	INVOICE:	1H7T-HPDK-JP9W								
	128506	01/01/26			24561	T	01/30/26	0103030 530010	OFFICE SUPPLIES & EQUIP	-23.74
	INVOICE:	1H7T-HPDK-JP9W								

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	128506	01/01/26			24561	T	01/30/26	0103030 530012	IT SUPPLIES & EQUIP	-278.67
	INVOICE: 1H7T-HPDK-JP9W									
	128603	01/01/26			24561	T	01/30/26	0107105 530990	OTHER CONTRIBUTIONS	52.00
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530010	OFFICE SUPPLIES & EQUIP	20.94
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	21.99
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	102.99
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	13.98
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	89.88
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530010	OFFICE SUPPLIES & EQUIP	219.96
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	53.96
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	87.00
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530010	OFFICE SUPPLIES & EQUIP	34.99
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0107105 530990	OTHER CONTRIBUTIONS	24.99
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530010	OFFICE SUPPLIES & EQUIP	415.56
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	87.00
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0105043 520340	VEHICLE MAINT & REPAIR-PW	84.00
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	268.11
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	130.00
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	386.82
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	282.56
	INVOICE: 1FNM-43TD-MCQR									
	128603	01/01/26			24561	T	01/30/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	282.56
	INVOICE: 1FNM-43TD-MCQR									
	VENDOR TOTALS			49,932.31	YTD INVOICED			79,001.28	YTD PAID	9,189.22
4150	AMERIGAS PROPANE LP									
	128578	12/22/25			145927	P	01/21/26	0102040 520150	EQUIPMENT RENTAL	56.40
	INVOICE: 3184819350									
	VENDOR TOTALS			447.21	YTD INVOICED			611.79	YTD PAID	56.40
4097	AMERITEX									
	128420	11/19/25		761	145925	P	01/21/26	0103032 530013	UNIFORM SUPPLIES & EQUIP	19.40

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INVOICE:	234465									
128421		11/12/25		762	145925	P	01/21/26	0103032 530013	UNIFORM SUPPLIES & EQUIP	28.40
INVOICE:	233652									
128422		12/01/25		763	145925	P	01/21/26	0103031 500142	UNIFORM ALLOWANCE	11.17
INVOICE:	234463									
128423		11/17/25		764	145925	P	01/21/26	0103032 500142	UNIFORM ALLOWANCE	16.00
INVOICE:	233653									
128424		11/11/25		765	145925	P	01/21/26	0103032 500142	UNIFORM ALLOWANCE	11.60
INVOICE:	233654									
128425		12/01/25		760	145925	P	01/21/26	0103032 530013	UNIFORM SUPPLIES & EQUIP	28.40
INVOICE:	234462									
128426		12/15/25		759	145925	P	01/21/26	0103031 500142	UNIFORM ALLOWANCE	25.20
INVOICE:	235498									
128427		12/17/25		758	145925	P	01/21/26	0103031 500142	UNIFORM ALLOWANCE	25.30
INVOICE:	235758									
128428		12/17/25		757	145925	P	01/21/26	0103031 500142	UNIFORM ALLOWANCE	12.15
INVOICE:	235963									
128429		12/17/25		756	145925	P	01/21/26	0103032 500142	UNIFORM ALLOWANCE	37.90
INVOICE:	235495									
128435		12/18/25		755	145925	P	01/21/26	0103031 500142	UNIFORM ALLOWANCE	12.15
INVOICE:	235962									
VENDOR TOTALS				532.49	YTD INVOICED			925.27	YTD PAID	227.67
3687 APC STORES INC										
128551		12/17/25			145921	P	01/21/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	21.00
INVOICE:	437-511601									
128552		12/18/25			145921	P	01/21/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	12.89
INVOICE:	437-511623									
128553		01/07/26			145921	P	01/21/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	17.45
INVOICE:	437-512290									
128554		01/07/26			145921	P	01/21/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	8.39
INVOICE:	437-512301									
128555		01/07/26			145921	P	01/21/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	94.49
INVOICE:	437-512276									
128556		01/07/26			145921	P	01/21/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	-21.00
INVOICE:	437-512299									
VENDOR TOTALS				3,697.48	YTD INVOICED			4,173.26	YTD PAID	133.22
5085 ARMANDO RODRIGUEZ										
128430		12/01/25		744	24562	T	01/30/26	0103032 500142	UNIFORM ALLOWANCE	194.00
INVOICE:	REIMB 12/1/25									
VENDOR TOTALS				69.97	YTD INVOICED			263.97	YTD PAID	194.00
3385 ATLAS BOBCAT LLC										
128584		11/30/25			145918	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	1,777.48
INVOICE:	K45447									

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VENDOR TOTALS		8.73 YTD INVOICED						2,178.89 YTD PAID		1,777.48
4229 BATTERIES PLUS HOLDING CORPORATION	128549	01/06/26			145929	P	01/21/26	0102040 530010	OFFICE SUPPLIES & EQUIP	475.44
	INVOICE: P88634704									
VENDOR TOTALS		1,641.68 YTD INVOICED						2,133.02 YTD PAID		475.44
4525 BEAVER SHREDDING	128462	01/09/26		85	24558	T	01/30/26	0103030 520599	OTHER SERVICES	115.00
	INVOICE: 66260									
	128481	01/09/26			24558	T	01/30/26	0101001 520599	OTHER SERVICES	70.00
	INVOICE: 66259									
VENDOR TOTALS		2,329.00 YTD INVOICED						2,974.00 YTD PAID		185.00
5157 BRANT CHRISTENSEN	128466	01/01/26		814	24565	T	01/30/26	0103032 500142	UNIFORM ALLOWANCE	153.00
	INVOICE: REIMB 1/1/26									
	128480	12/17/25		774	24565	T	01/30/26	0103032 500142	UNIFORM ALLOWANCE	190.49
	INVOICE: REIMB 12/17/25									
VENDOR TOTALS		294.41 YTD INVOICED						637.90 YTD PAID		343.49
4574 BRIGHTVIEW ACQUISITION HOLDINGS INC	128545	01/01/26			145932	P	01/21/26	0102040 520630	STREET MAINT SERVICES	2,077.64
	INVOICE: 9621283									
VENDOR TOTALS		86,153.28 YTD INVOICED						99,374.92 YTD PAID		2,077.64
2153 CDS OFFICE TECHNOLOGIES	128442	12/11/25		806	24551	T	01/30/26	0102040 530012	IT SUPPLIES & EQUIP	4,899.00
	INVOICE: INV1742275									
VENDOR TOTALS		20,027.00 YTD INVOICED						24,926.00 YTD PAID		4,899.00
4098 CHICAGO PARTS & SOUND ENTERPRISES LLC	128538	01/05/26			24556	T	01/30/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	144.60
	INVOICE: 42V0018477									
	128540	12/29/25			24556	T	01/30/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	28.80
	INVOICE: 42V0018245									
	128541	12/29/25			24556	T	01/30/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	7.66
	INVOICE: 40V0090807									
	128542	01/07/26			24556	T	01/30/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	170.94
	INVOICE: 42V0018653									
	128543	12/23/25			24556	T	01/30/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	-44.00
	INVOICE: 40C0019091									
	128579	12/19/25			24556	T	01/30/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	170.94
	INVOICE: 42V0018017									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				9,328.96	YTD INVOICED			10,743.53	YTD PAID	478.94
4131 CIT GROUP INC	128582	12/15/25			145926	P	01/21/26	0105043 520340	VEHICLE MAINT & REPAIR-PW	22.58
	INVOICE:	112P333503								
VENDOR TOTALS				.00	YTD INVOICED			22.58	YTD PAID	22.58
1108 COMMONWEALTH EDISON COMPANY	128476	01/06/26			145886	P	01/21/26	1430060 520050	ELECTRIC POWER	2,613.95
	INVOICE:	12/3-1/6/26 #6102								
VENDOR TOTALS				66,448.95	YTD INVOICED			94,683.02	YTD PAID	2,613.95
3029 CONTINENTAL EXEC PARK ASSOC	128585	01/01/26			145916	P	01/21/26	0106048 520600	BLDG & GRNDS MAINT SERVIC	347.00
	INVOICE:	CAM CHARGE 1/1/26								
VENDOR TOTALS				558.96	YTD INVOICED			905.96	YTD PAID	347.00
4572 CORPORATE WELLNESS PARTNERS LLC	128503	01/09/26		828	24559	T	01/30/26	0102040 520530	MEDICAL SERVICES	418.00
	INVOICE:	EM002664								
VENDOR TOTALS				1,996.00	YTD INVOICED			5,312.00	YTD PAID	418.00
1110 SDS HOLDINGS INC	128598	12/19/25			24544	T	01/30/26	0102040 500142	UNIFORM ALLOWANCE	129.57
	INVOICE:	PS-INV056055								
VENDOR TOTALS				9,015.34	YTD INVOICED			9,953.84	YTD PAID	129.57
5290 DLS COMPUTER SERVICES INC	128636	01/10/26			145945	P	01/21/26	0101001 520100	PHONE/INTERNET/CABLE	15.48
	INVOICE:	1663787								
128636	01/10/26				145945	P	01/21/26	0102040 520100	PHONE/INTERNET/CABLE	54.20
	INVOICE:	1663787								
128636	01/10/26				145945	P	01/21/26	0103030 520100	PHONE/INTERNET/CABLE	149.67
	INVOICE:	1663787								
128636	01/10/26				145945	P	01/21/26	0104006 520100	PHONE/INTERNET/CABLE	18.07
	INVOICE:	1663787								
128637	01/10/26				145945	P	01/21/26	0101001 520100	PHONE/INTERNET/CABLE	15.48
	INVOICE:	1663788								
128637	01/10/26				145945	P	01/21/26	0102040 520100	PHONE/INTERNET/CABLE	54.20
	INVOICE:	1663788								
128637	01/10/26				145945	P	01/21/26	0103030 520100	PHONE/INTERNET/CABLE	149.67
	INVOICE:	1663788								
128637	01/10/26				145945	P	01/21/26	0104006 520100	PHONE/INTERNET/CABLE	18.07
	INVOICE:	1663788								
128638	01/10/26				145945	P	01/21/26	0101001 520100	PHONE/INTERNET/CABLE	34.48

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INVOICE:	1663789									
128638		01/10/26			145945	P	01/21/26	0102040 520100	PHONE/INTERNET/CABLE	120.72
INVOICE:	1663789									
128638		01/10/26			145945	P	01/21/26	0103030 520100	PHONE/INTERNET/CABLE	333.36
INVOICE:	1663789									
128638		01/10/26			145945	P	01/21/26	0104006 520100	PHONE/INTERNET/CABLE	40.24
INVOICE:	1663789									
128639		01/10/26			145945	P	01/21/26	0101001 520100	PHONE/INTERNET/CABLE	30.74
INVOICE:	1663791									
128639		01/10/26			145945	P	01/21/26	0102040 520100	PHONE/INTERNET/CABLE	107.64
INVOICE:	1663791									
128639		01/10/26			145945	P	01/21/26	0103030 520100	PHONE/INTERNET/CABLE	297.23
INVOICE:	1663791									
128639		01/10/26			145945	P	01/21/26	0104006 520100	PHONE/INTERNET/CABLE	35.88
INVOICE:	1663791									
VENDOR TOTALS				9,784.20	YTD INVOICED			15,005.29	YTD PAID	1,475.13
1359 EL-COR INDUSTRIES INC										
128581		12/15/25			145896	P	01/21/26	0105117 530060	VEHICLE & EQP MTNC SUPPLI	84.32
INVOICE:	284344									
VENDOR TOTALS				5,105.72	YTD INVOICED			7,475.84	YTD PAID	84.32
4774 ELLIOTT AUTO SUPPLY CO INC										
128539		01/06/26			145935	P	01/21/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	264.26
INVOICE:	162-223869									
VENDOR TOTALS				327.16	YTD INVOICED			1,409.58	YTD PAID	264.26
1636 EYEBOX IMAGERY INC										
128479		01/07/26			145908	P	01/21/26	0101001 530010	OFFICE SUPPLIES & EQUIP	55.00
INVOICE:	121-55228									
VENDOR TOTALS				4,626.89	YTD INVOICED			6,008.11	YTD PAID	55.00
1238 FOX VALLEY FIRE & SAFETY COMPANY INC										
128438		11/09/25		803	145894	P	01/21/26	0106046 520600	BLDG & GRNDS MAINT SERVIC	4,204.00
INVOICE:	IN00816328									
VENDOR TOTALS				21,172.85	YTD INVOICED			33,496.35	YTD PAID	4,204.00
5348 GENUINE PARTS COMPANY INC										
128577		12/22/25			145948	P	01/21/26	0102040 530140	FUEL & LUBRICATION	79.99
INVOICE:	15211									
VENDOR TOTALS				363.66	YTD INVOICED			1,732.52	YTD PAID	79.99
2486 GEWALT HAMILTON ASSOCIATES INC										
128575		12/15/25			24552	T	01/30/26	0102040 520522	GIS SERVICES	3,950.00
INVOICE:	6113.001-7									

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VENDOR TOTALS		19,750.00		YTD INVOICED		33,350.00		YTD PAID		3,950.00
19774	GLENVIEW JOINT ETSB 128473	01/14/26		821	145950	P	01/21/26	08 440282	911 SURCHARGE - LIBERTYVI	21,382.88
	INVOICE: ETSB 1/14/26									
VENDOR TOTALS		157,192.30		YTD INVOICED		178,575.18		YTD PAID		21,382.88
5136	GOVERNMENTJOBS.COM INC 128502	01/13/26		831	24564	T	01/30/26	0101001 520220	MAINT/LEASE CONTRACT-SOFT	6,617.52
	INVOICE: INV-152292									
VENDOR TOTALS		650.00		YTD INVOICED		7,267.52		YTD PAID		6,617.52
1379	W W GRAINGER 128557	12/18/25			145897	P	01/21/26	0106081 530070	BLDG & GROUNDS MAINT SUPP	131.04
	INVOICE: 9748052454									
	128558	12/23/25			145897	P	01/21/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	693.02
	INVOICE: 9752618646									
	128559	12/31/25			145897	P	01/21/26	1430060 530070	BLDG & GROUNDS MAINT SUPP	207.90
	INVOICE: 9756466224									
	128569	12/15/25			145897	P	01/21/26	0105117 530060	VEHICLE & EQP MTNC SUPPLI	191.14
	INVOICE: 9744147027									
	128634	12/31/25			145897	P	01/21/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	730.54
	INVOICE: 9756376456									
VENDOR TOTALS		8,470.42		YTD INVOICED		11,825.29		YTD PAID		1,953.64
5294	GREGG'S LANDING NORTH 128414	12/23/25		810	145946	P	01/21/26	0218151 550055 RE001	ROAD REHABILITATION	2,981.00
	INVOICE: REIMB NON-MFT									
VENDOR TOTALS		.00		YTD INVOICED		2,981.00		YTD PAID		2,981.00
1645	HARRIET JOHNSON 128507	01/06/26		824	145909	P	01/21/26	0103031 530170	CRIME PREVENTION SUPPLIES	250.00
	INVOICE: REIMB 1/6/26									
VENDOR TOTALS		.00		YTD INVOICED		250.00		YTD PAID		250.00
3667	HAVEY COMMUNICATIONS INC 128580	12/19/25			24555	T	01/30/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	239.00
	INVOICE: 14211									
VENDOR TOTALS		78,088.40		YTD INVOICED		80,673.40		YTD PAID		239.00
5203	HERO INDUSTRIES 128470	12/11/25		745	145943	P	01/21/26	0103032 530013	UNIFORM SUPPLIES & EQUIP	2,625.00
	INVOICE: 23635									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION			
VENDOR TOTALS					.00		YTD INVOICED			2,625.00	YTD PAID	2,625.00
1553	THE HOME DEPOT											
	128604	12/01/25			145907	P	01/21/26	0102040 530090	STREET MAINT SUPPLIES	84.88		
	INVOICE:	6020430										
	128605	12/03/25			145907	P	01/21/26	0102040 530010	OFFICE SUPPLIES & EQUIP	798.00		
	INVOICE:	4020506										
	128606	12/03/25			145907	P	01/21/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	8.73		
	INVOICE:	4621161										
	128607	12/03/25			145907	P	01/21/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	38.96		
	INVOICE:	4903432										
	128608	12/05/25			145907	P	01/21/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	313.30		
	INVOICE:	2330153										
	128609	12/09/25			145907	P	01/21/26	0102040 530090	STREET MAINT SUPPLIES	359.36		
	INVOICE:	8012018										
	128610	12/09/25			145907	P	01/21/26	0102040 530050	OPERATING SUPPLIES & EQUI	14.25		
	INVOICE:	8020603										
	128611	12/10/25			145907	P	01/21/26	0102040 500141	TOOL ALLOWANCE	394.98		
	INVOICE:	7904335										
	128612	12/11/25			145907	P	01/21/26	0106047 530070	BLDG & GROUNDS MAINT SUPP	229.92		
	INVOICE:	6020667										
	128613	12/11/25			145907	P	01/21/26	0106047 530070	BLDG & GROUNDS MAINT SUPP	298.00		
	INVOICE:	6421020										
	128614	12/12/25			145907	P	01/21/26	0106047 530070	BLDG & GROUNDS MAINT SUPP	79.98		
	INVOICE:	5012189										
	128615	12/15/25			145907	P	01/21/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	107.93		
	INVOICE:	2104993										
	128616	12/16/25			145907	P	01/21/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	71.88		
	INVOICE:	1012443										
	128617	12/16/25			145907	P	01/21/26	1430060 530070	BLDG & GROUNDS MAINT SUPP	89.97		
	INVOICE:	1527076										
	128618	12/16/25			145907	P	01/21/26	0106047 530070	BLDG & GROUNDS MAINT SUPP	88.85		
	INVOICE:	1527102										
	128619	12/18/25			145907	P	01/21/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	51.50		
	INVOICE:	9012574										
	128620	12/18/25			145907	P	01/21/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	41.69		
	INVOICE:	9105122										
	128621	12/18/25			145907	P	01/21/26	0106047 530070	BLDG & GROUNDS MAINT SUPP	298.00		
	INVOICE:	9485547										
	128622	12/18/25			145907	P	01/21/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	144.96		
	INVOICE:	9612073										
	128623	12/19/25			145907	P	01/21/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	34.97		
	INVOICE:	8612194										
	128624	12/19/25			145907	P	01/21/26	1430060 530070	BLDG & GROUNDS MAINT SUPP	22.23		
	INVOICE:	8900321										
	128625	12/23/25			145907	P	01/21/26	0102040 530050	OPERATING SUPPLIES & EQUI	20.40		
	INVOICE:	4900675										
	128626	12/26/25			145907	P	01/21/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	47.90		
	INVOICE:	1612801										

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		12,294.21 YTD INVOICED			22,020.60 YTD PAID			3,640.64		
1154	ILLINOIS DEPT OF INNOVATION AND TECHNOLOGY									
	128498	12/22/25		271	145889	P	01/21/26	0103030 520100	PHONE/INTERNET/CABLE	987.48
	INVOICE: T2611276									
VENDOR TOTALS		4,937.40 YTD INVOICED			8,887.32 YTD PAID			987.48		
2180	IL STATE TOLL HIGHWAY AUTHORITY									
	128531	12/31/25			145913	P	01/21/26	0102040 520420	TRAINING & CONFERENCES	18.40
	INVOICE: VN5909658040									
	128532	12/23/25			145913	P	01/21/26	0102040 520420	TRAINING & CONFERENCES	18.05
	INVOICE: VN5509256975									
VENDOR TOTALS		.00 YTD INVOICED			36.45 YTD PAID			36.45		
4169	ILLCO INC									
	128560	12/23/25			145928	P	01/21/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	164.28
	INVOICE: 4285425									
VENDOR TOTALS		417.22 YTD INVOICED			581.50 YTD PAID			164.28		
1117	ILLINOIS DEPARTMENT OF REVENUE									
	128495	01/14/26			2777	W	01/16/26	14 225890	SALES TAX PAYABLE	199.00
	INVOICE: DECEMBER 2025 ST-1									
VENDOR TOTALS		9,880.17 YTD INVOICED			14,723.17 YTD PAID			199.00		
3940	ILLINOIS PROSECUTOR SERVICES LLC									
	128504	01/20/26		750	145924	P	01/21/26	0103030 530020	PRINTING	405.00
	INVOICE: 4343									
VENDOR TOTALS		.00 YTD INVOICED			405.00 YTD PAID			405.00		
4991	ILT VIGNOCCHI INC									
	128589	12/16/25			145940	P	01/21/26	0102040 520630	STREET MAINT SERVICES	150.00
	INVOICE: 5140855									
	128590	12/16/25			145940	P	01/21/26	0102040 520630	STREET MAINT SERVICES	696.00
	INVOICE: 5140854									
VENDOR TOTALS		.00 YTD INVOICED			2,588.50 YTD PAID			846.00		
4868	JASON POBLOCKI									
	128642	01/20/26			145937	P	01/21/26	1430060 590182	COST OF FOOD SOLD	374.21
	INVOICE: REIMB 1/20/26									
	128642	01/20/26			145937	P	01/21/26	1430060 590183	COST OF BEVERAGES SOLD	8.99
	INVOICE: REIMB 1/20/26									
VENDOR TOTALS		113.42 YTD INVOICED			693.19 YTD PAID			383.20		

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3683 JAY-R'S STEEL & WELDING INC	128436	12/03/25		809	145920	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	5,940.00
	INVOICE:	20079								
VENDOR TOTALS				3,270.00	YTD INVOICED			9,210.00	YTD PAID	5,940.00
1119 KEMPER SPORTS MANAGEMENT INC	128471	01/14/26			24545	T	01/30/26	1430060 520599	OTHER SERVICES	135.60
	INVOICE:	SALES000000044547								
	128475	01/13/26			24545	T	01/30/26	1430060 520020	POSTAL CHARGES	47.04
	INVOICE:	92405								
	128475	01/13/26			24545	T	01/30/26	1430060 520460	TRAVEL	18.90
	INVOICE:	92405								
VENDOR TOTALS				252,665.59	YTD INVOICED			316,426.72	YTD PAID	201.54
3335 KIMBALL MIDWEST	128535	12/23/25			145917	P	01/21/26	0105117 530060	VEHICLE & EQP MTNC SUPPLI	140.84
	INVOICE:	104042846								
VENDOR TOTALS				.00	YTD INVOICED			140.84	YTD PAID	140.84
1521 LAKE COUNTY DEPT OF PUBLIC WORKS	128595	12/18/25			145902	P	01/21/26	0106049 520070	WATER & SEWER	238.50
	INVOICE:	10/14-12/18/25 #0336								
	128600	12/26/25			145903	P	01/21/26	0106091 520070	WATER & SEWER	58.08
	INVOICE:	10/23-12/23/25 #0320								
	128601	12/26/25			145904	P	01/21/26	0106110 520070	WATER & SEWER	78.90
	INVOICE:	10/23-12/23/25 #0415								
	128602	12/26/25			145905	P	01/21/26	0106081 520070	WATER & SEWER	55.44
	INVOICE:	10/23-12/23/25 #0400								
	128631	12/26/25			145906	P	01/21/26	0106048 520070	WATER & SEWER	157.62
	INVOICE:	10/23-12/23/25 #0363								
VENDOR TOTALS				14,875.90	YTD INVOICED			17,667.98	YTD PAID	588.54
2047 LAKE COUNTY PARTNERSHIP FOR ECONOMIC DEVELOPMENT	128472	01/12/26		819	145912	P	01/21/26	0101001 520406	ORGANIZATIONAL MEMBERSHIP	6,000.00
	INVOICE:	2026 INVESTMENT								
VENDOR TOTALS				5,000.00	YTD INVOICED			11,000.00	YTD PAID	6,000.00
1333 LAWSON PRODUCTS INC	128583	12/10/25			145895	P	01/21/26	0105117 530060	VEHICLE & EQP MTNC SUPPLI	787.13
	INVOICE:	9313055808								
VENDOR TOTALS				5,394.64	YTD INVOICED			8,939.53	YTD PAID	787.13
1178 LIBERTYVILLE LINCOLN SALES INC	128439	12/03/25		807	145890	P	01/21/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	4,079.19
	INVOICE:	RO 8015723								

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		3,086.42 YTD INVOICED			8,054.03 YTD PAID			4,079.19		
5298 MAROUS & COMPANY	128419	12/23/25		817	145947	P	01/21/26	0101001 520599	OTHER SERVICES	6,500.00
	INVOICE: 25-235									
VENDOR TOTALS		.00 YTD INVOICED			6,500.00 YTD PAID			6,500.00		
1836 MCMASTER-CARR SUPPLY COMPANY	128175	07/18/25			145911	P	01/21/26	0105117 530060	VEHICLE & EQP MTNC SUPPLI	-139.30
	INVOICE: 48979495									
	128627	12/18/25			145911	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	49.23
	INVOICE: 57108178									
	128628	12/22/25			145911	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	48.87
	INVOICE: 57254576									
	128629	01/05/26			145911	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	51.87
	INVOICE: 57560568									
VENDOR TOTALS		1,762.41 YTD INVOICED			1,984.17 YTD PAID			10.67		
5219 MEADE, INC	128564	01/06/26			24566	T	01/30/26	0102040 520090	TRAFFIC SIGNAL MAINT	253.83
	INVOICE: 715439									
	128597	12/31/25			24566	T	01/30/26	0102040 520090	TRAFFIC SIGNAL MAINT	1,004.15
	INVOICE: 715355									
VENDOR TOTALS		10,375.55 YTD INVOICED			12,637.68 YTD PAID			1,257.98		
1347 MENARD INC	128588	12/15/25			24549	T	01/30/26	0105043 520340	VEHICLE MAINT & REPAIR-PW	15.95
	INVOICE: 43035									
VENDOR TOTALS		1,364.14 YTD INVOICED			1,669.38 YTD PAID			15.95		
2415 MID-TOWN PETROLEUM ACQUISITION LLC	128568	12/29/25			145914	P	01/21/26	0102040 530140	FUEL & LUBRICATION	2,273.78
	INVOICE: X620144-IN									
VENDOR TOTALS		2,520.50 YTD INVOICED			4,794.28 YTD PAID			2,273.78		
3669 MIDWEST HOSE AND FITTINGS INC	128570	12/23/25			145919	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	7.26
	INVOICE: 248235									
VENDOR TOTALS		28.75 YTD INVOICED			107.31 YTD PAID			7.26		
4475 MORTON SALT INC	128416	01/05/26		818	145931	P	01/21/26	0102040 530095	SNOW REMOVAL SUPPLIES	1,939.90
	INVOICE: 5403954511									
	128417	12/23/25		818	145931	P	01/21/26	0102040 530095	SNOW REMOVAL SUPPLIES	6,187.01

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 5403930149									
	128418	12/22/25		818	145931	P	01/21/26	0102040 530095	SNOW REMOVAL SUPPLIES	9,934.88
	INVOICE: 5403927048									
	VENDOR TOTALS			31,592.14	YTD INVOICED			49,653.93	YTD PAID	18,061.79
1163	MOTOROLA INC									
	128464	01/01/26		254	24546	T	01/30/26	0103030 520106	RADIO SERVICE	2,783.00
	INVOICE: 9970420251201									
	128509	10/07/25		823	24547	T	01/30/26	0803038 520210	MAINT/LEASE CONTRACT-IT E	8,984.86
	INVOICE: 1187157330									
	VENDOR TOTALS			16,468.40	YTD INVOICED			34,168.26	YTD PAID	11,767.86
1393	NORTH SHORE GAS									
	128477	01/15/26			145898	P	01/21/26	1430060 520060	NATURAL GAS POWER	816.24
	INVOICE: 5741788613									
	128592	01/15/26			145899	P	01/21/26	0106091 520060	NATURAL GAS POWER	240.40
	INVOICE: 5739267243									
	128632	12/12/25			145900	P	01/21/26	0106048 520060	NATURAL GAS POWER	337.26
	INVOICE: 5739454151									
	VENDOR TOTALS			3,870.51	YTD INVOICED			7,505.02	YTD PAID	1,393.90
1230	PATSON INC									
	128536	01/02/26			145893	P	01/21/26	0105043 520340	VEHICLE MAINT & REPAIR-PW	53.95
	INVOICE: X105022013:01									
	128537	01/02/26			145893	P	01/21/26	0105043 520340	VEHICLE MAINT & REPAIR-PW	689.69
	INVOICE: X105022014:01									
	VENDOR TOTALS			.00	YTD INVOICED			1,283.90	YTD PAID	743.64
3922	NATIONAL PELRA									
	128510	12/11/25		827	145923	P	01/21/26	0103030 520420	TRAINING & CONFERENCES	650.00
	INVOICE: 21999									
	128511	12/11/25		827	145923	P	01/21/26	0103030 520420	TRAINING & CONFERENCES	325.00
	INVOICE: 22003									
	128512	12/12/25		827	145923	P	01/21/26	0103030 520420	TRAINING & CONFERENCES	325.00
	INVOICE: 22027									
	VENDOR TOTALS			230.00	YTD INVOICED			1,530.00	YTD PAID	1,300.00
1129	OMNI YOUTH SERVICES									
	128513	11/25/25		822	145887	P	01/21/26	0103030 520535	SOCIAL SERVICES	19,750.00
	INVOICE: VOVHSW2025-1									
	VENDOR TOTALS			11,500.00	YTD INVOICED			31,250.00	YTD PAID	19,750.00
5090	DOW JONES & COMPANY INC									
	128572	12/26/25			24563	T	01/30/26	0102040 530140	FUEL & LUBRICATION	39.90
	INVOICE: 555781									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	128573	10/31/25			24563	T	01/30/26	0102040 530140	FUEL & LUBRICATION	99.75
	INVOICE:	552988								
VENDOR TOTALS				199.50	YTD INVOICED			379.05	YTD PAID	139.65
5023 OVERHEAD DOOR SOLUTIONS INC	128533	11/26/25			24560	T	01/30/26	0106091 520600	BLDG & GRNDS MAINT SERVIC	1,545.00
	INVOICE:	109651636								
	128534	12/24/25			24560	T	01/30/26	0106048 520600	BLDG & GRNDS MAINT SERVIC	340.00
	INVOICE:	109651381								
VENDOR TOTALS				66,670.00	YTD INVOICED			72,335.00	YTD PAID	1,885.00
1328 PETAL PEDDLERS INC	128465	01/07/26		815	24548	T	01/30/26	0103030 530011	FOOD & OTHER SUPPLIES	90.00
	INVOICE:	1162								
VENDOR TOTALS				168.00	YTD INVOICED			258.00	YTD PAID	90.00
3893 QUADIANT LEASING USA INC	128463	12/29/25		88	145922	P	01/21/26	0103030 520210	MAINT/LEASE CONTRACT-IT E	459.42
	INVOICE:	Q2160233								
VENDOR TOTALS				2,659.50	YTD INVOICED			3,608.16	YTD PAID	459.42
5044 REVELS TURF & TRACTOR LLC	128635	01/08/26			145942	P	01/21/26	1430060 520330	EQUIP REPAIR & MAINT	108.60
	INVOICE:	377379								
VENDOR TOTALS				843.55	YTD INVOICED			952.15	YTD PAID	108.60
1353 RUSSO POWER EQUIPMENT	128546	12/23/25			24550	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	57.98
	INVOICE:	SPI21384138								
	128547	12/23/25			24550	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	340.96
	INVOICE:	SPI21384139								
	128548	01/06/26			24550	T	01/30/26	0102040 530050	OPERATING SUPPLIES & EQUI	77.98
	INVOICE:	SPI21391390								
VENDOR TOTALS				2,646.91	YTD INVOICED			3,211.92	YTD PAID	476.92
5362 RYCO CONSTRUCTION COMPANY	128544	12/31/25			145949	P	01/21/26	0102040 520630	STREET MAINT SERVICES	248.00
	INVOICE:	100125								
VENDOR TOTALS				.00	YTD INVOICED			1,434.00	YTD PAID	248.00
4958 SAFELITE FULFILLMENT INC	128571	10/23/25			145938	P	01/21/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	863.80
	INVOICE:	04291-427150								

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		.00 YTD INVOICED						863.80 YTD PAID		863.80
4190 SERVICE SANITATION INC	128561	01/02/26			24557	T	01/30/26	0106081 520600	BLDG & GRNDS MAINT SERVIC	121.98
	INVOICE: 9258677									
	128562	01/02/26			24557	T	01/30/26	0106110 520600	BLDG & GRNDS MAINT SERVIC	609.90
	INVOICE: 9258675									
	128563	01/02/26			24557	T	01/30/26	0931085 520600	BLDG & GRNDS MAINT SERVIC	192.60
	INVOICE: 9258676									
VENDOR TOTALS		15,849.58 YTD INVOICED						19,323.77 YTD PAID		924.48
1769 STANDARD INDUSTRIAL & AUTO EQUIP INC	128440	12/17/25		805	145910	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	3,367.80
	INVOICE: WO-03915									
VENDOR TOTALS		.00 YTD INVOICED						3,367.80 YTD PAID		3,367.80
1223 STEINER ELECTRIC COMPANY	128441	10/31/25		802	145892	P	01/21/26	0102040 530100	STREET LIGHTING SUPPLIES	10,632.00
	INVOICE: S007843872.003									
	128574	12/23/25			145892	P	01/21/26	0102040 530050	OPERATING SUPPLIES & EQUI	48.26
	INVOICE: S007891799.001									
VENDOR TOTALS		303,664.93 YTD INVOICED						331,713.83 YTD PAID		10,680.26
3482 STORINO RAMELLO & DURKIN	128530	12/31/25			24554	T	01/30/26	0109109 520510	LEGAL SERVICES	747.50
	INVOICE: 94452									
VENDOR TOTALS		11,542.14 YTD INVOICED						14,491.08 YTD PAID		747.50
4582 TELCOM INNOVATIONS GROUP LLC	128640	01/14/26			145933	P	01/21/26	0103030 520200	MAINT/LEASE CONTRACT-PHON	495.00
	INVOICE: A62372									
VENDOR TOTALS		6,221.10 YTD INVOICED						6,760.10 YTD PAID		495.00
4243 TEMPERATURE EQUIPMENT CORPORATION	128633	12/17/25			145930	P	01/21/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	97.55
	INVOICE: 8780696-00									
VENDOR TOTALS		603.63 YTD INVOICED						1,539.40 YTD PAID		97.55
2839 TESKA ASSOCIATES INC	128412	12/16/25		225	145915	P	01/21/26	0218150 550075 26027	VH ENTRANCE WALKWAY RENOV	987.50
	INVOICE: 15828									
VENDOR TOTALS		12,862.50 YTD INVOICED						13,850.00 YTD PAID		987.50

PAID INVOICES REPORT

WARRANT: A260129

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
4846 TRANE US INC	128550	12/15/25			145936	P	01/21/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	374.36
	INVOICE: 20707693									
VENDOR TOTALS				718.38	YTD INVOICED			1,092.74	YTD PAID	374.36
4687 TRITON ELECTRONICS INC	128514	01/08/26		829	145934	P	01/21/26	0103032 520330	EQUIP REPAIR & MAINT	1,300.00
	INVOICE: 15									
VENDOR TOTALS				.00	YTD INVOICED			1,300.00	YTD PAID	1,300.00
5282 UNIFORMS DIRECT LLC	128467	12/09/25		811	145944	P	01/21/26	0103032 530013	UNIFORM SUPPLIES & EQUIP	600.00
	INVOICE: 01005922									
	128468	11/01/25		813	145944	P	01/21/26	0803038 500142	UNIFORM ALLOWANCE	465.50
	INVOICE: 01005921									
	128469	11/21/25		812	145944	P	01/21/26	0103032 500142	UNIFORM ALLOWANCE	48.00
	INVOICE: 01005954									
VENDOR TOTALS				366.00	YTD INVOICED			1,479.50	YTD PAID	1,113.50
1216 VERMEER ILLINOIS INC	128565	12/16/25			145891	P	01/21/26	0105044 520340	LRG EQUIP MAINT & REPAIR-	956.81
	INVOICE: PP4477									
VENDOR TOTALS				1,270.44	YTD INVOICED			100,026.25	YTD PAID	956.81
1143 VERNON HILLS SENIORS	128478	01/12/26			145888	P	01/21/26	0101001 520762	SENIOR CITIZEN PROGRAMING	817.28
	INVOICE: DEC 2025 REIMB 2									
VENDOR TOTALS				6,669.83	YTD INVOICED			20,700.17	YTD PAID	817.28
3100 VERNON HILLS POLICE PENSION	128474	01/07/26		798	24553	T	01/30/26	0103030 510070	POLICE PENSION CONTRIBUTI	772,555.75
	INVOICE: FY26 Q4 PAYMENT									
VENDOR TOTALS				2,317,667.25	YTD INVOICED			3,090,223.00	YTD PAID	772,555.75
5033 WATERWAY GAS & WASH COMPANY	128496	01/13/26		90	145941	P	01/21/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	224.00
	INVOICE: 8824053									
	128497	01/13/26		90	145941	P	01/21/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	19.25
	INVOICE: 8824058									
VENDOR TOTALS				2,482.75	YTD INVOICED			4,302.75	YTD PAID	243.25
1420 WISCONSIN CENTRAL LTD	128437	01/02/26		804	145901	P	01/21/26	0106047 520600	BLDG & GRNDS MAINT SERVIC	2,679.73
	INVOICE: 9500282698									

PAID INVOICES REPORT

WARRANT: A260129

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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VENDOR TOTALS

.00 YTD INVOICED

2,679.73 YTD PAID

2,679.73

REPORT TOTALS

968,386.55

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	65	151,389.23
TOTAL WIRE TRANSFERS	1	199.00
TOTAL EFT TRANSFERS	24	816,798.32

PAID INVOICES REPORT

WARRANT: A260130

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3632 FIFTH THIRD BANK										
	128517	12/24/25		826	2778	w	01/16/26	0103030 520320	SOFTWARE LICENSE/SUBSCRIP	20.00
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103030 520420	TRAINING & CONFERENCES	400.00
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103030 520850	FIRE & POLICE COMMISSION	590.00
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103030 530010	OFFICE SUPPLIES & EQUIP	55.84
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103030 530011	FOOD & OTHER SUPPLIES	1,099.35
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103030 530020	PRINTING	56.00
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103031 530170	CRIME PREVENTION SUPPLIES	747.82
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103032 530180	WEAPONS SUPPLIES	215.92
	INVOICE: PK*5525	12/24/25								
	128517	12/24/25		826	2778	w	01/16/26	0103032 530210	MEDICAL , SCIENTIFIC & LA	962.32
	INVOICE: PK*5525	12/24/25								
	128518	12/24/25		792	2778	w	01/16/26	0101001 520762	SENIOR CITIZEN PROGRAMING	196.05
	INVOICE: JP*5431	12/24/25								
	128518	12/24/25		792	2778	w	01/16/26	0101001 530011	FOOD & OTHER SUPPLIES	810.50
	INVOICE: JP*5431	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0102040 500142	UNIFORM ALLOWANCE	223.08
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0102040 520320	SOFTWARE LICENSE/SUBSCRIP	831.99
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0102040 520330	EQUIP REPAIR & MAINT	42.69
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0102040 520405	DUES & MEMBERSHIPS	182.81
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0102040 520420	TRAINING & CONFERENCES	160.00
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0102040 530011	FOOD & OTHER SUPPLIES	1,465.39
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0102040 530050	OPERATING SUPPLIES & EQUI	1,378.24
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	28.72
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0106047 530070	BLDG & GROUNDS MAINT SUPP	1,322.51
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0107105 530990	OTHER CONTRIBUTIONS	537.73
	INVOICE: CV*4125	12/24/25								
	128519	12/24/25		808	2778	w	01/16/26	0108107 520990	HOLIDAY LIGHTING	862.52
	INVOICE: CV*4125	12/24/25								
	128520	12/24/25		799	2778	w	01/16/26	0101001 520525	SHARED IT SYSTEMS	1.50
	INVOICE: TL*1162	12/24/25								
	128520	12/24/25		799	2778	w	01/16/26	0101001 530011	FOOD & OTHER SUPPLIES	169.90
	INVOICE: TL*1162	12/24/25								
	128520	12/24/25		799	2778	w	01/16/26	0102040 520320	SOFTWARE LICENSE/SUBSCRIP	330.00
	INVOICE: TL*1162	12/24/25								

PAID INVOICES REPORT

WARRANT: A260130

TO FISCAL 2026/08 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
128520		12/24/25		799	2778	w	01/16/26	0102040 520525	SHARED IT SYSTEMS	5.25
	INVOICE:	TL*1162	12/24/25							
128520		12/24/25		799	2778	w	01/16/26	0103030 520525	SHARED IT SYSTEMS	14.50
	INVOICE:	TL*1162	12/24/25							
128520		12/24/25		799	2778	w	01/16/26	0104006 520320	SOFTWARE LICENSE/SUBSCRIP	330.00
	INVOICE:	TL*1162	12/24/25							
128520		12/24/25		799	2778	w	01/16/26	0104006 520405	DUES & MEMBERSHIPS	956.50
	INVOICE:	TL*1162	12/24/25							
128520		12/24/25		799	2778	w	01/16/26	0104006 520525	SHARED IT SYSTEMS	1.75
	INVOICE:	TL*1162	12/24/25							
128520		12/24/25		799	2778	w	01/16/26	0104006 530050	OPERATING SUPPLIES & EQUI	184.82
	INVOICE:	TL*1162	12/24/25							
128520		12/24/25		799	2778	w	01/16/26	0931085 520100	PHONE/INTERNET/CABLE	75.00
	INVOICE:	TL*1162	12/24/25							
VENDOR TOTALS				75,730.02	YTD INVOICED		106,550.03		YTD PAID	14,258.70
									REPORT TOTALS	14,258.70

	COUNT	AMOUNT
TOTAL WIRE TRANSFERS	1	14,258.70

** END OF REPORT - Generated by Patrick Hilbert **



Paid Warrant Report

To: President and Village Board
Date: February 3rd, 2026
Item Title: Paid Warrant Report
From: Patrick Hilbert, Accountant

RECOMMENDATION:

The Finance Department recommends that the President and Village Board approve the invoices being presented for payment from January 21st 2026, through January 29th 2026, in the amount of \$418,780.64.

The following significant payments are made to the following vendors:

Advanced Tree Care	\$ 67,200	Tree Trimming Services
Axon Enterprise Inc	\$ 19,750	License & Storage
Illinois Dept of Transportation	\$ 23,216.16	Traffic Signal Maintenance
James Martin Associates Inc	\$ 27,356.80	Snow Removal Services
Kemper Sports Management Inc	\$ 49,683.64	Management Fee

All purchases are made in accordance with the Village of Vernon Hills’ purchasing policies and are in accordance with the Municipal Code for the State of Illinois.

Attachments (included at the end of the packet)
“Paid Warrant Report”

January 2026 Payroll Summary:

Payroll Date	Gross Wages	Employer Paid Taxes
1/2/2026	\$ 469,261.00	\$ 18,896.72
1/16/2026	\$ 459,971.53	\$ 19,142.88
1/30/2026	\$ 545,649.34	\$ 22,645.64

PAID INVOICES REPORT

WARRANT: A260202

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
4712 AMERICAN NATIONAL SPRINKLER	128644	01/21/26	0		145951	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128644									
128646	01/21/26	0			145952	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128646									
128648	01/21/26	0			145953	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128648									
VENDOR TOTALS				450.00	YTD INVOICED			450.00	YTD PAID	450.00
8858 AMERICAN NATIONAL SPRINKLER	128643	01/21/26	0		145954	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128643									
VENDOR TOTALS				150.00	YTD INVOICED			150.00	YTD PAID	150.00
8859 AMERICAN NATIONAL SPRINKLER	128645	01/21/26	0		145955	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128645									
128647	01/21/26	0			145956	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128647									
128652	01/23/26	0			145957	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128652									
VENDOR TOTALS				600.00	YTD INVOICED			600.00	YTD PAID	450.00
19813 ANDY NAKAGI	128688	01/27/26	0		145965	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128688									
VENDOR TOTALS				50.00	YTD INVOICED			50.00	YTD PAID	50.00
19544 CONNOR ETLING	128684	01/27/26	0		145962	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128684									
VENDOR TOTALS				90.00	YTD INVOICED			90.00	YTD PAID	50.00
17815 FENCE SOLUTIONS	128685	01/27/26	0		145959	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128685									
VENDOR TOTALS				290.00	YTD INVOICED			290.00	YTD PAID	50.00
19818 GREYLOCK HOLDINGS INC.	128649	01/21/26	0		145966	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128649									
VENDOR TOTALS				150.00	YTD INVOICED			150.00	YTD PAID	150.00
19670 MONA SHAM										

PAID INVOICES REPORT

WARRANT: A260202

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	AMOUNT
128686		01/27/26	0		145963	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	50.00
	INVOICE: 128686									
VENDOR TOTALS				90.00	YTD INVOICED			90.00	YTD PAID	50.00
19223	MORGAN HARBOUR CONSTRUCTION									
128812		01/28/26	0		145960	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	5,000.00
	INVOICE: 128812									
VENDOR TOTALS				5,000.00	YTD INVOICED			5,000.00	YTD PAID	5,000.00
19756	PETROS CONSTRUCTION INC									
128651		01/22/26	0		145964	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128651									
VENDOR TOTALS				604.00	YTD INVOICED			604.00	YTD PAID	150.00
19821	PLATINUM PATIO & PAVERS									
128689		01/27/26	0		145967	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	197.60
	INVOICE: 128689									
VENDOR TOTALS				197.60	YTD INVOICED			197.60	YTD PAID	197.60
13911	UNITED STATES ALLIANCE									
128650		01/22/26	0		145958	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	326.16
	INVOICE: 128650									
VENDOR TOTALS				1,009.89	YTD INVOICED			1,009.89	YTD PAID	326.16
19224	YULIJA PREDYK									
128687		01/27/26	0		145961	P	01/29/26	01 260498	COMPLETION BONDS PAYABLE	150.00
	INVOICE: 128687									
VENDOR TOTALS				194.00	YTD INVOICED			194.00	YTD PAID	150.00
REPORT TOTALS										7,223.76

TOTAL PRINTED CHECKS	COUNT	AMOUNT
	17	7,223.76

PAID INVOICES REPORT

WARRANT: A260203

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
1146 ADVANCED BUSINESS GROUP LLC										
	128681	01/15/26		833	24571	T	02/05/26	0101001 520100	PHONE/INTERNET/CABLE	195.60
	INVOICE: 2861									
	128681	01/15/26		833	24571	T	02/05/26	0101001 520525	SHARED IT SYSTEMS	405.15
	INVOICE: 2861									
	128681	01/15/26		833	24571	T	02/05/26	0102040 520100	PHONE/INTERNET/CABLE	684.90
	INVOICE: 2861									
	128681	01/15/26		833	24571	T	02/05/26	0102040 520525	SHARED IT SYSTEMS	1,418.69
	INVOICE: 2861									
	128681	01/15/26		833	24571	T	02/05/26	0103030 520100	PHONE/INTERNET/CABLE	1,891.20
	INVOICE: 2861									
	128681	01/15/26		833	24571	T	02/05/26	0103030 520525	SHARED IT SYSTEMS	3,917.33
	INVOICE: 2861									
	128681	01/15/26		833	24571	T	02/05/26	0104006 520100	PHONE/INTERNET/CABLE	228.30
	INVOICE: 2861									
	128681	01/15/26		833	24571	T	02/05/26	0104006 520525	SHARED IT SYSTEMS	472.92
	INVOICE: 2861									
VENDOR TOTALS				72,233.42	YTD INVOICED			79,455.96	YTD PAID	9,214.09
1145 ADVANCED BUSINESS NETWORKS INC										
	128700	01/08/26		849	24570	T	02/05/26	2101004 540045	IT011 BACKUP NETWORK AREA STORA	16,265.00
	INVOICE: 11112									
VENDOR TOTALS				189,625.18	YTD INVOICED			196,681.18	YTD PAID	16,265.00
4268 ADVANCED TREE CARE										
	128703	01/23/26		22	146004	P	01/29/26	0106047 520600	BLDG & GRNDS MAINT SERVIC	67,200.00
	INVOICE: 44784									
VENDOR TOTALS				73,050.00	YTD INVOICED			73,050.00	YTD PAID	67,200.00
4967 AEP ENERGY INC										
	128762	01/12/26			146013	P	01/29/26	0102040 520050	ELECTRIC POWER-STREET LIG	93.54
	INVOICE: 12/5-1/8/26 #8791									
	128763	01/12/26			146013	P	01/29/26	0102040 520050	ELECTRIC POWER-STREET LIG	6,865.24
	INVOICE: 12/8-1/9/26 #8780									
	128764	01/09/26			146013	P	01/29/26	0102040 520050	ELECTRIC POWER-STREET LIG	313.30
	INVOICE: 12/3-1/6/26 #8803									
	128765	01/12/26			146013	P	01/29/26	0102040 520050	ELECTRIC POWER-STREET LIG	43.83
	INVOICE: 12/8-1/9/26 #8814									
VENDOR TOTALS				54,697.36	YTD INVOICED			71,126.68	YTD PAID	7,315.91
4022 AMERICAN TAXI DISPATCH INC										
	128742	09/01/25			146003	P	01/29/26	0101001 520761	SENIOR CITIZEN TRANSPORTA	688.00
	INVOICE: AUG 25 SENIOR TAXI									
	128743	10/01/25			146003	P	01/29/26	0101001 520761	SENIOR CITIZEN TRANSPORTA	1,032.00
	INVOICE: SEP 25 SENIOR TAXI									
	128744	11/01/25			146003	P	01/29/26	0101001 520761	SENIOR CITIZEN TRANSPORTA	1,096.00
	INVOICE: OCT 25 SENIOR TAXI									

PAID INVOICES REPORT

WARRANT: A260203

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	128745	12/01/25			146003	P	01/29/26	0101001 520761	SENIOR CITIZEN TRANSPORTA	832.00
	INVOICE:	NOV 25	SENIOR TAXI							
	128746	01/01/26			146003	P	01/29/26	0101001 520761	SENIOR CITIZEN TRANSPORTA	840.00
	INVOICE:	DEC 25	SENIOR TAXI							
VENDOR TOTALS		7,776.00		YTD INVOICED		10,096.00		YTD PAID		4,488.00
5299	ARLINGTON POWER EQUIPMENT INC									
	128693	01/22/26		844	146017	P	01/29/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	664.00
	INVOICE:	263255								
	128693	01/22/26		844	146017	P	01/29/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	664.00
	INVOICE:	263255								
	128693	01/22/26		844	146017	P	01/29/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	664.00
	INVOICE:	263255								
	128693	01/22/26		844	146017	P	01/29/26	1430060 530070	BLDG & GROUNDS MAINT SUPP	664.00
	INVOICE:	263255								
VENDOR TOTALS		4,332.00		YTD INVOICED		4,332.00		YTD PAID		2,656.00
3495	AXON ENTERPRISE INC									
	128667	01/01/26		840	24580	T	02/05/26	0103030 520320	SOFTWARE LICENSE/SUBSCRIP	28,782.60
	INVOICE:	UNUS411156								
VENDOR TOTALS		115,782.98		YTD INVOICED		151,530.58		YTD PAID		28,782.60
3291	BANK OF NEW YORK MELLON									
	128698	01/20/26			24579	T	02/05/26	0109109 570325	FISCAL AGENT FEES	802.50
	INVOICE:	00252-26-0097550								
	128699	01/20/26			24579	T	02/05/26	1234006 570325	FISCAL AGENT FEES	802.50
	INVOICE:	00252-26-0097555								
VENDOR TOTALS		1,909,531.25		YTD INVOICED		1,911,136.25		YTD PAID		1,605.00
4805	BEST PLUMBING SPECIALTIES INC									
	128752	01/13/26			24585	T	02/05/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	266.98
	INVOICE:	6382912								
	128753	01/09/26			24585	T	02/05/26	0102040 500142	UNIFORM ALLOWANCE	124.20
	INVOICE:	6382284								
VENDOR TOTALS		1,123.26		YTD INVOICED		1,590.89		YTD PAID		391.18
5322	BEST QUALITY FACILITY SERVICES, LLC									
	128705	01/20/26		63	146018	P	01/29/26	0106046 520600	BLDG & GRNDS MAINT SERVIC	750.00
	INVOICE:	56539								
	128705	01/20/26		63	146018	P	01/29/26	0106048 520600	BLDG & GRNDS MAINT SERVIC	2,945.00
	INVOICE:	56539								
	128705	01/20/26		63	146018	P	01/29/26	0106049 520600	BLDG & GRNDS MAINT SERVIC	1,520.00
	INVOICE:	56539								
	128705	01/20/26		63	146018	P	01/29/26	0106081 520600	BLDG & GRNDS MAINT SERVIC	420.00
	INVOICE:	56539								
	128705	01/20/26		63	146018	P	01/29/26	0931085 520600	BLDG & GRNDS MAINT SERVIC	350.00

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TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 56539									
	128705	01/20/26		63	146018	P	01/29/26	1430060 520600	BLDG & GRNDS MAINT SERVIC	630.00
	INVOICE: 56539									
	128706	01/23/26		63	146018	P	01/29/26	0106048 520600	BLDG & GRNDS MAINT SERVIC	375.00
	INVOICE: 56550									
	VENDOR TOTALS			59,285.00	YTD INVOICED			59,285.00	YTD PAID	6,990.00
4735	BLUESTEM ECOLOGICAL SERVICES INC									
	128707	12/31/25		25	146010	P	01/29/26	0106047 520600	BLDG & GRNDS MAINT SERVIC	3,090.00
	INVOICE: 5046									
	VENDOR TOTALS			47,796.41	YTD INVOICED			61,064.69	YTD PAID	3,090.00
5195	CHRISTINE KEY									
	128655	01/22/26			24587	T	02/05/26	0104006 520420	TRAINING & CONFERENCES	44.33
	INVOICE: REIMB 1/22/26									
	VENDOR TOTALS			153.37	YTD INVOICED			153.37	YTD PAID	44.33
1806	CHRISTOPHER B BURKE ENGINEERING LTD									
	128676	01/09/26		253	24577	T	02/05/26	0218150 550071 25010	SEAVEY DITCH RESTORATION	3,660.50
	INVOICE: 207374									
	128714	01/09/26			24577	T	02/05/26	01 225940	DEVELOPER ESCROW DEPOSIT	197.00
	INVOICE: 207369									
	128715	01/09/26			24577	T	02/05/26	01 225940	DEVELOPER ESCROW DEPOSIT	456.00
	INVOICE: 207370									
	128716	01/09/26			24577	T	02/05/26	01 225940	DEVELOPER ESCROW DEPOSIT	190.00
	INVOICE: 207371									
	128717	01/09/26			24577	T	02/05/26	01 225940	DEVELOPER ESCROW DEPOSIT	2,589.70
	INVOICE: 207372									
	128795	01/09/26			24577	T	02/05/26	0102040 520520	ENGINEERING SERVICES	2,838.00
	INVOICE: 207373									
	VENDOR TOTALS			236,458.18	YTD INVOICED			296,920.25	YTD PAID	9,931.20
5367	COALICION LATINOS UNIDOS DE LAKE COUNTY									
	128668	01/16/26		835	146022	P	01/29/26	0103030 520405	DUES & MEMBERSHIPS	75.00
	INVOICE: 69									
	VENDOR TOTALS			75.00	YTD INVOICED			75.00	YTD PAID	75.00
3304	COMCAST CABLE									
	128661	12/14/25			2784	W	01/12/26	0103030 520100	PHONE/INTERNET/CABLE	136.80
	INVOICE: 12/21-1/20/26 #3010									
	128662	12/16/25			2785	W	01/14/26	1430060 520100	PHONE/INTERNET/CABLE	509.69
	INVOICE: 12/25-1/24/26 #8619									
	128663	12/19/25			2786	W	01/16/26	0101001 520100	PHONE/INTERNET/CABLE	21.45
	INVOICE: 12/28-1/27/26 #8601									
	128664	12/23/25			2787	W	01/21/26	0102040 520100	PHONE/INTERNET/CABLE	10.66
	INVOICE: 1/1-1/31/26 #2142									

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	128665	12/28/25			2788	W	01/26/26	0106081 520100	PHONE/INTERNET/CABLE	295.96
	INVOICE:	1/2-2/1/26	#2561							
	128666	01/02/26			2789	W	01/27/26	0106091 520600	BLDG & GRNDS MAINT SERVIC	147.85
	INVOICE:	1/6-2/5/26	#9587							
VENDOR TOTALS		9,940.31 YTD INVOICED						9,940.31 YTD PAID		1,122.41
1108	COMMONWEALTH EDISON COMPANY									
	128770	01/06/26			145969	P	01/29/26	0931085 520050	ELECTRIC POWER	957.87
	INVOICE:	12/3-1/6/26	#8470							
	128771	01/06/26			145970	P	01/29/26	0931085 520050	ELECTRIC POWER	1,336.63
	INVOICE:	12/3-1/6/26	#9109							
	128772	01/10/26			145971	P	01/29/26	0106047 520050	ELECTRIC POWER	54.57
	INVOICE:	12/5-1/8/26	#2819							
	128773	01/08/26			145972	P	01/29/26	0102040 520050	ELECTRIC POWER-STREET LIG	261.92
	INVOICE:	12/5-1/8/26	#4200							
	128774	01/07/26			145973	P	01/29/26	0106110 520050	ELECTRIC POWER	48.67
	INVOICE:	12/4-1/7/26	#7221							
	128775	01/09/26			145974	P	01/29/26	0106110 520050	ELECTRIC POWER	478.09
	INVOICE:	12/7-1/8/26	#9664							
	128776	01/08/26			145975	P	01/29/26	0106091 520050	ELECTRIC POWER	208.92
	INVOICE:	12/5-1/8/26	#5978							
	128777	01/08/26			145976	P	01/29/26	0106047 520050	ELECTRIC POWER	42.18
	INVOICE:	12/5-1/8/26	#4187							
	128778	01/08/26			145977	P	01/29/26	0106048 520050	ELECTRIC POWER	177.73
	INVOICE:	12/5-1/8/26	#2064							
	128779	01/09/26			145978	P	01/29/26	0106047 520050	ELECTRIC POWER	50.85
	INVOICE:	12/8-1/9/26	#8901							
VENDOR TOTALS		84,484.33 YTD INVOICED						98,300.45 YTD PAID		3,617.43
19544	CONNOR ETLING									
	128821	01/29/26		861	146028	P	01/29/26	01 430189	RESIDENTIAL CONSTR - OTHE	40.00
	INVOICE:	PERMIT RETURN	1/26							
VENDOR TOTALS		90.00 YTD INVOICED						90.00 YTD PAID		40.00
2713	COUNTRYSIDE FIRE PROTECTION DIST									
	128718	12/12/25		842	24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	2,630.00
	INVOICE:	5962								
	128719	01/05/26		842	24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	4,480.00
	INVOICE:	5971								
	128720	09/15/25			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	1,080.00
	INVOICE:	5925								
	128721	12/17/25			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	962.00
	INVOICE:	5964								
	128722	11/04/25			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	200.00
	INVOICE:	5943								
	128723	01/13/26			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	285.00
	INVOICE:	5979								
	128724	12/29/25			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	266.00

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	INVOICE: 5968									
	128725	12/19/25			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	230.00
	INVOICE: 5965									
	128726	12/10/25			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	200.00
	INVOICE: 5959									
	128727	11/04/25			24578	T	02/05/26	06 260851	DUE TO FIRE PROTECTION DI	986.00
	INVOICE: 5942									
	VENDOR TOTALS		35,375.98	YTD INVOICED				119,856.40	YTD PAID	11,319.00
1110	SDS HOLDINGS INC									
	128814	01/28/26			24568	T	02/05/26	0104006 500142	UNIFORM ALLOWANCE	26.99
	INVOICE: PS-INV057723									
	VENDOR TOTALS		9,317.66	YTD INVOICED				9,980.83	YTD PAID	26.99
5366	DON BURGEMA									
	128669	01/20/26		834	146021	P	01/29/26	0103030 530020	PRINTING	623.99
	INVOICE: 198									
	VENDOR TOTALS		623.99	YTD INVOICED				623.99	YTD PAID	623.99
1636	EYEBOX IMAGERY INC									
	128682	01/21/26			145989	P	01/29/26	0101001 520710	PUBLIC NOTICE & PROMOTION	228.85
	INVOICE: 121-55239									
	VENDOR TOTALS		5,838.53	YTD INVOICED				6,236.96	YTD PAID	228.85
17815	FENCE SOLUTIONS									
	128824	01/29/26		860	146025	P	01/29/26	01 430189	RESIDENTIAL CONSTR - OTHE	40.00
	INVOICE: PERMIT RETURN 1/26									
	VENDOR TOTALS		290.00	YTD INVOICED				290.00	YTD PAID	40.00
3649	FERGUSON ENTERPRISES INC									
	128804	01/06/26			146001	P	01/29/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	224.00
	INVOICE: 1187347									
	VENDOR TOTALS		224.00	YTD INVOICED				224.00	YTD PAID	224.00
4985	FLEXIBLE BENEFIT SERVICE CORP									
	128654	01/06/26			2779	W	01/26/26	0101001 520599	OTHER SERVICES	167.75
	INVOICE: 706373676747									
	VENDOR TOTALS		1,420.50	YTD INVOICED				1,604.50	YTD PAID	167.75
1114	GALLS LLC									
	128816	12/10/25		866	145979	P	01/29/26	0103032 500142	UNIFORM ALLOWANCE	77.54
	INVOICE: 33429742									
	128817	12/13/25		865	145979	P	01/29/26	0103032 500142	UNIFORM ALLOWANCE	94.15
	INVOICE: 33464209									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
	128818	12/13/25		863	145979	P	01/29/26	0103032 500142	UNIFORM ALLOWANCE	30.98	
	INVOICE:	33465841									
	128819	12/06/25		862	145979	P	01/29/26	0103032 500142	UNIFORM ALLOWANCE	54.79	
	INVOICE:	33390400									
	VENDOR TOTALS			2,907.68	YTD INVOICED			2,907.68	YTD PAID		257.46
19291	GARRETT HORWITZ										
	128709	11/20/25			146027	P	01/29/26	0101001 520599	OTHER SERVICES	75.00	
	INVOICE:	SKUNK 11/20/25									
	VENDOR TOTALS			75.00	YTD INVOICED			75.00	YTD PAID		75.00
5348	GENUINE PARTS COMPANY INC										
	128736	01/12/26			146020	P	01/29/26	1430060 530070	BLDG & GROUNDS MAINT SUPP	19.49	
	INVOICE:	418642									
	VENDOR TOTALS			1,752.01	YTD INVOICED			1,752.01	YTD PAID		19.49
5342	GEOSCAPES LANDSCAPING INC										
	128675	01/19/26		521	146019	P	01/29/26	0106047 520600	BLDG & GRNDS MAINT SERVIC	3,829.37	
	INVOICE:	18505									
	128675	01/19/26		521	146019	P	01/29/26	2102040 540045 PW203	ARTIFICIAL HOLIDAY TREE	3,570.63	
	INVOICE:	18505									
	VENDOR TOTALS			42,400.00	YTD INVOICED			42,400.00	YTD PAID		7,400.00
1379	W W GRAINGER										
	128798	01/07/26			145983	P	01/29/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	6.48	
	INVOICE:	9763091338									
	VENDOR TOTALS			10,560.39	YTD INVOICED			11,831.77	YTD PAID		6.48
5222	GRIFFON SYSTEMS, INC										
	128741	01/27/26		856	24588	T	02/05/26	01 130475	PREPAID EXPENSES	8,532.00	
	INVOICE:	20250460									
	128741	01/27/26		856	24588	T	02/05/26	0101001 520210	MAINT/LEASE CONTRACT-IT E	30.89	
	INVOICE:	20250460									
	128741	01/27/26		856	24588	T	02/05/26	0102040 520210	MAINT/LEASE CONTRACT-IT E	106.70	
	INVOICE:	20250460									
	128741	01/27/26		856	24588	T	02/05/26	0103030 520210	MAINT/LEASE CONTRACT-IT E	294.84	
	INVOICE:	20250460									
	128741	01/27/26		856	24588	T	02/05/26	0104006 520210	MAINT/LEASE CONTRACT-IT E	35.57	
	INVOICE:	20250460									
	VENDOR TOTALS			9,000.00	YTD INVOICED			17,110.00	YTD PAID		9,000.00
3213	IL LAW ENFORCEMENT ALARM SYSTEM										
	128732	01/23/26		850	146000	P	01/29/26	0103030 520420	TRAINING & CONFERENCES	600.00	
	INVOICE:	ILEAS CONF 2026									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		840.00		YTD INVOICED		840.00		YTD PAID		600.00
4589	ILLINOIS COUNTIES RISK MANAGEMENT TRUST									
	128696	01/01/26		845	146007	P	01/29/26	0109109 520510	LEGAL SERVICES	1,392.07
	INVOICE: S-INV009418									
VENDOR TOTALS		918,759.52		YTD INVOICED		930,304.52		YTD PAID		1,392.07
1326	ILLINOIS DEPT OF TRANSPORTATION									
	128734	12/05/25		855	145982	P	01/29/26	0102040 520090	TRAFFIC SIGNAL MAINT	23,216.16
	INVOICE: 67731									
VENDOR TOTALS		46,432.32		YTD INVOICED		92,699.28		YTD PAID		23,216.16
4092	IRMA FIERROS									
	128680	01/22/26		836	24581	T	02/05/26	0103032 500142	UNIFORM ALLOWANCE	423.96
	INVOICE: REIMB 1/22/26									
	128695	01/28/26		852	24581	T	02/05/26	0103032 500142	UNIFORM ALLOWANCE	167.98
	INVOICE: REIMB 1/28/26									
VENDOR TOTALS		591.94		YTD INVOICED		609.94		YTD PAID		591.94
8853	JAMES MARTIN ASSOCIATES INC									
	128781	01/12/26		677	146024	P	01/29/26	0102040 520630	STREET MAINT SERVICES	18,020.80
	INVOICE: 7171925									
	128782	01/15/26		677	146024	P	01/29/26	0102040 520630	STREET MAINT SERVICES	9,336.00
	INVOICE: 139307									
VENDOR TOTALS		64,380.00		YTD INVOICED		64,380.00		YTD PAID		27,356.80
4868	JASON POBLOCKI									
	128735	01/26/26			146011	P	01/29/26	1430060 590182	COST OF FOOD SOLD	37.27
	INVOICE: REIMB 1/26/26									
	128735	01/26/26			146011	P	01/29/26	1430060 590182	COST OF FOOD SOLD	21.90
	INVOICE: REIMB 1/26/26									
	128735	01/26/26			146011	P	01/29/26	1430060 520599	OTHER SERVICES	19.95
	INVOICE: REIMB 1/26/26									
VENDOR TOTALS		772.31		YTD INVOICED		772.31		YTD PAID		79.12
4258	KAREN KALINOWSKI									
	128729	01/27/26			24582	T	02/05/26	0108027 520990	PAGEANT EVENTS	536.00
	INVOICE: 2026 SASHES									
	128730	01/26/26			24582	T	02/05/26	0108027 520990	PAGEANT EVENTS	180.00
	INVOICE: LCIS APPLICATION 26									
	128731	01/23/26			24582	T	02/05/26	0108027 520990	PAGEANT EVENTS	379.25
	INVOICE: WIX WEBSITE 2026									
VENDOR TOTALS		2,901.60		YTD INVOICED		3,037.60		YTD PAID		1,095.25

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION			
1119 KEMPER SPORTS MANAGEMENT INC	128653	02/01/26			24569	T	02/05/26	1430060 520505	OUTSOURCED STAFFING	1,784.00		
INVOICE: SALES000000044584	128683	01/20/26			24569	T	02/05/26	1430060 520505	OUTSOURCED STAFFING	689.00		
INVOICE: 02D02601MED	128701	01/15/26		848	24569	T	02/05/26	1430060 520505	OUTSOURCED STAFFING	7,693.48		
INVOICE: 02D060115	128740	01/23/26		853	24569	T	02/05/26	1430060 520506	MANAGEMENT FEE	49,683.64		
INVOICE: SALES000000044570	VENDOR TOTALS									352,183.07 YTD INVOICED	376,276.84 YTD PAID	59,850.12
1504 LAKE COUNTY CHIEFS OF POLICE ASSOC	128670	01/20/26		839	24576	T	02/05/26	0103030 520420	TRAINING & CONFERENCES	60.00		
INVOICE: 1061	VENDOR TOTALS									2,560.00 YTD INVOICED	2,620.00 YTD PAID	60.00
1521 LAKE COUNTY DEPT OF PUBLIC WORKS	128769	01/05/26			145988	P	01/29/26	0106046 520070	WATER & SEWER	334.90		
INVOICE: 11/3-1/3/26 #0105	VENDOR TOTALS									16,561.04 YTD INVOICED	18,002.88 YTD PAID	334.90
1209 LANDSCAPE CONCEPTS MGMT INC	128751	01/02/26			24573	T	02/05/26	0102040 520630	STREET MAINT SERVICES	1,083.00		
INVOICE: 70154	VENDOR TOTALS									19,281.82 YTD INVOICED	60,745.32 YTD PAID	1,083.00
2971 LIBERTYVILLE CHEVROLET	128809	01/09/26			145998	P	01/29/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	161.22		
INVOICE: 984747	128810	01/09/26			145998	P	01/29/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	161.22		
INVOICE: 984748	128811	01/09/26			145998	P	01/29/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	161.22		
INVOICE: 984749	VENDOR TOTALS									2,906.19 YTD INVOICED	3,264.95 YTD PAID	483.66
1178 LIBERTYVILLE LINCOLN SALES INC	128787	12/19/25			145980	P	01/29/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	108.94		
INVOICE: 5146729	128788	12/18/25			145980	P	01/29/26	0105042 520340	VEHICLE MAINT & REPAIR-PD	122.90		
INVOICE: 5146693	128789	01/06/26			145980	P	01/29/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	160.00		
INVOICE: 5146963	128790	01/10/26			145980	P	01/29/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	166.40		
INVOICE: 5147096	128791	01/14/26			145980	P	01/29/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	130.88		
INVOICE: 5147167												

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	128792	01/16/26			145980	P	01/29/26	0105041 520340	VEHICLE MAINT & REPAIR-AD	44.51
	INVOICE:	5147226								
	VENDOR TOTALS			8,062.44	YTD INVOICED			8,787.66	YTD PAID	733.63
2733	LINCOLNSHIRE-RIVERWOODS FPD									
	128728	08/29/25			145997	P	01/29/26	06 260851	DUE TO FIRE PROTECTION DI	590.00
	INVOICE:	12006								
	VENDOR TOTALS			7,923.50	YTD INVOICED			10,175.50	YTD PAID	590.00
1347	MENARD INC									
	128793	01/22/26			24575	T	02/05/26	0102040 530050	OPERATING SUPPLIES & EQUI	8.48
	INVOICE:	44505								
	128803	01/13/26			24575	T	02/05/26	0105117 530060	VEHICLE & EQP MTNC SUPPLI	43.18
	INVOICE:	44121								
	VENDOR TOTALS			1,721.04	YTD INVOICED			1,721.04	YTD PAID	51.66
1235	MGN LOCK-KEY & SAFES INC									
	128754	01/13/26			24574	T	02/05/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	330.00
	INVOICE:	6311589								
	128801	01/21/26			24574	T	02/05/26	0931085 520600	BLDG & GRNDS MAINT SERVIC	595.00
	INVOICE:	6311615								
	VENDOR TOTALS			5,253.80	YTD INVOICED			5,476.10	YTD PAID	925.00
5347	MGT IMPACT SOLUTIONS, LLC									
	128702	01/20/26		847	24589	T	02/05/26	0101001 520599	OTHER SERVICES	11,048.70
	INVOICE:	GHR2001314								
	VENDOR TOTALS			21,048.70	YTD INVOICED			21,048.70	YTD PAID	11,048.70
4709	MIDWEST ENVIRONMENTAL SALES CO INC									
	128759	01/14/26			146009	P	01/29/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	3,237.68
	INVOICE:	20477								
	VENDOR TOTALS			3,237.68	YTD INVOICED			3,237.68	YTD PAID	3,237.68
19670	MONA SHAM									
	128820	01/29/26		859	146029	P	01/29/26	01 430189	RESIDENTIAL CONSTR - OTHE	40.00
	INVOICE:	PERMIT RETURN 1/26								
	VENDOR TOTALS			90.00	YTD INVOICED			90.00	YTD PAID	40.00
4475	MORTON SALT INC									
	128704	12/31/25		818	146006	P	01/29/26	0102040 530095	SNOW REMOVAL SUPPLIES	7,633.02
	INVOICE:	5403944540								
	VENDOR TOTALS			57,286.95	YTD INVOICED			57,286.95	YTD PAID	7,633.02

PAID INVOICES REPORT

WARRANT: A260203

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3062 MOSHE CALAMARO & ASSOCIATES INC	128783	09/25/25			145999	P	01/29/26	01 225940	DEVELOPER ESCROW DEPOSIT	1,885.00
	INVOICE: 2017626									
	128784	09/29/25			145999	P	01/29/26	01 225940	DEVELOPER ESCROW DEPOSIT	507.50
	INVOICE: 2017629									
VENDOR TOTALS				2,392.50	YTD INVOICED			2,392.50	YTD PAID	2,392.50
1163 MOTOROLA INC	128794	01/19/26			24572	T	02/05/26	0102040 520210	MAINT/LEASE CONTRACT-IT E	366.00
	INVOICE: 1411229940									
VENDOR TOTALS				34,534.26	YTD INVOICED			34,534.26	YTD PAID	366.00
4288 MY BEER GUY	128738	01/09/26			24583	T	02/05/26	1430060 520330	EQUIP REPAIR & MAINT	30.00
	INVOICE: 103886									
	128739	01/22/26			24583	T	02/05/26	1430060 520330	EQUIP REPAIR & MAINT	30.00
	INVOICE: 104561									
VENDOR TOTALS				709.00	YTD INVOICED			739.00	YTD PAID	60.00
4681 NEUCO INC	128786	01/22/26			24584	T	02/05/26	0106094 530070	BLDG & GROUNDS MAINT SUPP	684.97
	INVOICE: 9427266									
	128797	01/21/26			24584	T	02/05/26	0106094 530070	BLDG & GROUNDS MAINT SUPP	1,310.96
	INVOICE: 9417064									
VENDOR TOTALS				1,995.93	YTD INVOICED			1,995.93	YTD PAID	1,995.93
1393 NORTH SHORE GAS	128656	01/16/26			145984	P	01/29/26	1430060 520060	NATURAL GAS POWER	1,026.75
	INVOICE: 5779073127									
	128766	01/15/26			145985	P	01/29/26	0106091 520060	NATURAL GAS POWER	351.60
	INVOICE: 5776757921									
	128767	01/15/26			145986	P	01/29/26	0106048 520060	NATURAL GAS POWER	432.49
	INVOICE: 5776528945									
	128768	01/12/26			145987	P	01/29/26	0106046 520060	NATURAL GAS POWER	167.58
	INVOICE: 5770948899									
VENDOR TOTALS				7,411.24	YTD INVOICED			9,483.44	YTD PAID	1,978.42
3922 NATIONAL PELRA	128697	01/26/26	846		146002	P	01/29/26	0101001 520420	TRAINING & CONFERENCES	650.00
	INVOICE: 23063									
VENDOR TOTALS				2,180.00	YTD INVOICED			2,180.00	YTD PAID	650.00
5023 OVERHEAD DOOR SOLUTIONS INC	128674	12/24/25	820		24586	T	02/05/26	0106046 520600	BLDG & GRNDS MAINT SERVIC	2,900.00
	INVOICE: 109650614									

PAID INVOICES REPORT

WARRANT: A260203

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		73,405.00 YTD INVOICED						75,235.00 YTD PAID		2,900.00
5120 PHOENIX LANDSCAPING INC	128748	01/09/26			146015	P	01/29/26	0102040 520630	STREET MAINT SERVICES	1,625.00
	INVOICE: 11763									
	128749	01/09/26			146015	P	01/29/26	0102040 520630	STREET MAINT SERVICES	1,625.00
	INVOICE: 11764									
VENDOR TOTALS		4,875.00 YTD INVOICED						4,875.00 YTD PAID		3,250.00
5368 PINMAX CORP	128813	11/11/25			146023	P	01/29/26	0102040 530100	STREET LIGHTING SUPPLIES	2,450.00
	INVOICE: 20297157									
VENDOR TOTALS		2,450.00 YTD INVOICED						2,450.00 YTD PAID		2,450.00
19819 RAHUL BHARDWEJ	128708	01/19/26			146030	P	01/29/26	0101001 520599	OTHER SERVICES	225.00
	INVOICE: SKUNK 1/19/26									
VENDOR TOTALS		225.00 YTD INVOICED						225.00 YTD PAID		225.00
5354 REMARKABLE FOODS KITCHEN LLC	128737	01/01/26			24590	T	02/05/26	1430060 520150	EQUIPMENT RENTAL	430.00
	INVOICE: 0126-00151-1									
VENDOR TOTALS		1,290.00 YTD INVOICED						1,290.00 YTD PAID		430.00
4331 RMA SUPPLY INC	128806	01/15/26			146005	P	01/29/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	343.86
	INVOICE: 568-S102134571.001									
	128807	01/15/26			146005	P	01/29/26	0102040 530050	OPERATING SUPPLIES & EQUI	155.74
	INVOICE: 568-S102134585.001									
VENDOR TOTALS		499.60 YTD INVOICED						499.60 YTD PAID		499.60
1998 RYDIN DECAL	128711	12/31/25			145990	P	01/29/26	0101001 530020	PRINTING	532.63
	INVOICE: PS-INV135789									
VENDOR TOTALS		1,423.99 YTD INVOICED						1,423.99 YTD PAID		532.63
2728 SAM'S CLUB DIRECT	128671	01/19/26	837		145994	P	01/29/26	0103030 530011	FOOD & OTHER SUPPLIES	16.94
	INVOICE: 99022									
	128672	01/20/26	838		145995	P	01/29/26	0103030 530011	FOOD & OTHER SUPPLIES	54.35
	INVOICE: 69048									
	128733	01/23/26	851		145996	P	01/29/26	0103030 530011	FOOD & OTHER SUPPLIES	111.01
	INVOICE: 96078									

PAID INVOICES REPORT

WARRANT: A260203

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		11,230.75 YTD INVOICED						12,145.27 YTD PAID		182.30
2429 SCHINDLER ELEVATOR CORPORATION	128761	02/01/26			145992	P	01/29/26	0106049 520600	BLDG & GRNDS MAINT SERVIC	1,365.99
	INVOICE: 4607358218									
VENDOR TOTALS		5,408.52 YTD INVOICED						5,408.52 YTD PAID		1,365.99
1223 STEINER ELECTRIC COMPANY	128694	01/13/26		843	145981	P	01/29/26	0102040 530100	STREET LIGHTING SUPPLIES	5,352.00
	INVOICE: S007888792.001									
	128755	01/13/26			145981	P	01/29/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	474.95
	INVOICE: S007898174.001									
	128756	01/07/26			145981	P	01/29/26	0102040 530050	OPERATING SUPPLIES & EQUI	57.32
	INVOICE: S007891799.003									
	128757	01/06/26			145981	P	01/29/26	0102040 530050	OPERATING SUPPLIES & EQUI	51.59
	INVOICE: S007891799.002									
	128758	01/14/26			145981	P	01/29/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	605.99
	INVOICE: S007898991.001									
	128799	01/15/26			145981	P	01/29/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	234.00
	INVOICE: S007898174.002									
VENDOR TOTALS		323,289.27 YTD INVOICED						338,489.68 YTD PAID		6,775.85
2627 TEE JAY SERVICE COMPANY INC	128802	01/21/26			145993	P	01/29/26	0931085 520600	BLDG & GRNDS MAINT SERVIC	800.00
	INVOICE: 222579									
VENDOR TOTALS		1,200.00 YTD INVOICED						1,200.00 YTD PAID		800.00
2310 THOMPSON ELEVATOR INSPECTION SERVICE INC	128712	01/19/26			145991	P	01/29/26	0104006 520523	INSPECTIONS & PLAN REVIEW	861.00
	INVOICE: 26-0160									
	128713	01/14/26			145991	P	01/29/26	0104006 520523	INSPECTIONS & PLAN REVIEW	205.00
	INVOICE: 26-0105									
VENDOR TOTALS		6,958.00 YTD INVOICED						7,286.00 YTD PAID		1,066.00
5118 OUTDOOR HOME SERVICES HOLDINGS LLC	128780	12/30/25		62	146014	P	01/29/26	0106047 520600	BLDG & GRNDS MAINT SERVIC	279.58
	INVOICE: 219279016									
VENDOR TOTALS		8,247.80 YTD INVOICED						12,103.39 YTD PAID		279.58
1879 VERIZON WIRELESS MESSAGING SERVICE	128657	12/23/25			2780	W	01/12/26	0103030 520105	MOBILE PHONE SERVICE	2,282.35
	INVOICE: 6131856764									
	128658	01/06/26			2781	W	01/26/26	0101001 520105	MOBILE PHONE SERVICE	307.76
	INVOICE: 6132862276									
	128658	01/06/26			2781	W	01/26/26	0104006 520105	MOBILE PHONE SERVICE	307.76

PAID INVOICES REPORT

WARRANT: A260203

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	6132862276									
128659		01/06/26			2782	W	01/26/26	0102040 520105	MOBILE PHONE SERVICE	954.92
INVOICE:	6132862277									
128660		01/06/26			2783	W	01/26/26	0103030 520105	MOBILE PHONE SERVICE	692.74
INVOICE:	6132809035									
128660		01/06/26			2783	W	01/26/26	0106081 520105	MOBILE PHONE SERVICE	36.44
INVOICE:	6132809035									
128660		01/06/26			2783	W	01/26/26	0931085 520100	PHONE/INTERNET/CABLE	36.44
INVOICE:	6132809035									
VENDOR TOTALS				39,574.86	YTD INVOICED			42,613.52	YTD PAID	4,618.41
1036 VILLAGE OF VERNON HILLS										
128673		01/22/26		841	145968	P	01/29/26	0103030 520420	TRAINING & CONFERENCES	125.00
INVOICE:	PETTY CASH	1/22/26								
128673		01/22/26		841	145968	P	01/29/26	0103030 530010	OFFICE SUPPLIES & EQUIP	66.50
INVOICE:	PETTY CASH	1/22/26								
VENDOR TOTALS				5,207.74	YTD INVOICED			5,393.86	YTD PAID	191.50
4596 WAREHOUSE DIRECT INC										
128760		01/20/26			146008	P	01/29/26	0106049 530070	BLDG & GROUNDS MAINT SUPP	279.20
INVOICE:	6077934-0									
128760		01/20/26			146008	P	01/29/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	279.20
INVOICE:	6077934-0									
128760		01/20/26			146008	P	01/29/26	0106046 530070	BLDG & GRNDS MAINT SUPPLI	279.20
INVOICE:	6077934-0									
128785		01/21/26			146008	P	01/29/26	0106048 530070	BLDG & GROUNDS MAINT SUPP	144.70
INVOICE:	6078734-0									
VENDOR TOTALS				14,823.86	YTD INVOICED			28,395.60	YTD PAID	982.30
4964 DAVID WINER										
128677		08/01/25		752	146012	P	01/29/26	0109109 520510	LEGAL SERVICES	8,700.00
INVOICE:	JULY 2025									
128678		09/01/25		752	146012	P	01/29/26	0109109 520510	LEGAL SERVICES	7,087.50
INVOICE:	AUGUST 2025									
128679		10/01/25		752	146012	P	01/29/26	0109109 520510	LEGAL SERVICES	7,312.50
INVOICE:	SEPTEMBER 2025									
128690		11/01/25		854	146012	P	01/29/26	0109109 520510	LEGAL SERVICES	7,650.00
INVOICE:	OCTOBER 2025									
128691		12/01/25		854	146012	P	01/29/26	0109109 520510	LEGAL SERVICES	6,750.00
INVOICE:	NOVEMBER 2025									
128692		01/01/26		854	146012	P	01/29/26	0109109 520510	LEGAL SERVICES	6,675.00
INVOICE:	DECEMBER 2025									
VENDOR TOTALS				67,387.50	YTD INVOICED			84,900.00	YTD PAID	44,175.00
5124 YELLOWSTONE LANDSCAPE, INC										
128750		12/01/25			146016	P	01/29/26	0102040 520630	STREET MAINT SERVICES	726.00
INVOICE:	1079752									

PAID INVOICES REPORT

WARRANT: A260203

TO FISCAL 2026/09 05/01/2025 TO 04/30/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		726.00 YTD INVOICED			726.00 YTD PAID			726.00		
19224 YULIJA PREDYK	128823	01/29/26		858	146026	P	01/29/26	01 430189	RESIDENTIAL CONSTR - OTHE	44.00
INVOICE: PERMIT RETURN 1/26										
VENDOR TOTALS		194.00 YTD INVOICED			194.00 YTD PAID			44.00		
REPORT TOTALS									411,556.88	

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	63	238,611.32
TOTAL WIRE TRANSFERS	11	5,908.57
TOTAL EFT TRANSFERS	23	167,036.99

** END OF REPORT - Generated by Patrick Hilbert **

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS,
LAKE COUNTY, IL HELD JANUARY 13, 2026 7:00 PM**

- I. President Koch called the meeting to order at 7:04 pm.
- II. Roll call indicated the following Board Members present: Trustees Marquardt, Takaoka, Forster, Lundeen, President Koch. Trustee Schenk was absent. Trustee Oppenheim gave prior notice that he would not be in attendance. A quorum was established.
- Also, present were: Village Manager Timony, Director of Community Development Jennings, Public Works Director Venatta, Chief Kreis, Deputy Chief Holubetz, Village Attorney Ferolo, and Recording Secretary Koehl.
- III. Pledge of Allegiance was recited.
- IV. Officials Reports
- A. Village President
 - B. Village Manager
 - C. Assistant Village Manager
 - D. Finance Director/Treasurer
 - 1. Cash and Investment Reports – October and November 2025
 - E. Chief of Police
 - 1. Police Department Report – November 2025 (Enclosed in Packet)
 - F. Public Works Director/Village Engineer
 - G. Director of Community Development
- V. Citizens Wishing to Address the Board
- None.
- VI. Omnibus Vote Agenda
- Items under the Omnibus Vote Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one (board member, staff, or citizen) wishes to have a separate vote on any item, it will be pulled from the Omnibus Vote Agenda and voted on separately.
- A. APPROVAL OF RETROACTIVE VOUCHER LIST OF BILLS DATED DECEMBER 30, 2025 IN THE AMOUNT OF \$2,561,396.73
 - B. APPROVAL OF VOUCHER LIST OF BILLS DATED JANUARY 13, 2026 IN THE AMOUNT OF \$737,925.15
 - C. APPROVAL OF THE MINUTES OF THE REGULAR VILLAGE OF VERNON HILLS BOARD MEETING OF DECEMBER 9, 2025

- D. APPROVAL AND PASSAGE OF ORDINANCE 2026-001 AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE GUARANTEE FOR THE EVERLEIGH DEVELOPMENT 555 LAKEVIEW PARKWAY
- E. APPROVAL AND PASSAGE OF ORDINANCE 2026-002 AN ORDINANCE DECLARING CERTAIN VILLAGE EQUIPMENT AS SURPLUS AND HAVING LITTLE VALUE TO DISPOSE OF IN AN APPROPRIATE MANNER
- F. APPROVAL AND PASSAGE OF RESOLUTION 2026-001 A RESOLUTION APPOINTING KEVIN TIMONY AS DIRECTOR AND CHRIS VENATTA AS ALTERNATE DIRECTOR TO SWALCO FOR THE VILLAGE OF VERNON HILLS
- G. APPROVAL AND PASSAGE OF RESOLUTION 2026-002 A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF VERNON HILLS AND HAWTHORN SCHOOL DISTRICT 73 FOR EMERGENCY USE OF THE VILLAGE PUBLIC WORKS FACILITY

President Koch called for a motion to approve Omnibus Agenda Items A-G.

Motion by Trustee Marquardt, second by Trustee Lundeen, to approve Omnibus Agenda Items A-G.

Roll call vote:

AYES: 5 – Marquardt, Forster, Takaoka, Lundeen, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Oppenheim, Schenk

Motion Carried.

VII. Unfinished Business

VIII. New Business

- 1. APPROVAL AND PASSAGE OF ORDINANCE 2026-003 AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS FOR THE PURCHASE AND CONTRACTING OF DRONE HARDWARE AND RELATED SERVICES FROM MOTOROLA SOLUTIONS INC., FOR A DRONE AS FIRST RESPONDER TAKEOFF PROGRAM AND THE TOTAL POTENTIAL FORTY-EIGHT MONTH EXPENDITURE OF \$179,997.

Chief Kreis provided a summary of the ordinance and outlined the reasons for requesting a bid waiver. He stated that the company has agreed to permit the Village to use the product on a trial basis for up to one year, with the ability to terminate the agreement at any time during that period without charge.

*** Trustee Schenk arrived at 7:15 pm. ***

President Koch called for a motion to approve New Business Item 1 ORDINANCE 2026-003 AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS FOR THE PURCHASE AND CONTRACTING OF DRONE HARDWARE AND RELATED SERVICES FROM MOTOROLA SOLUTIONS INC., FOR A DRONE AS FIRST RESPONDER TAKEOFF PROGRAM AND THE TOTAL POTENTIAL FORTY-EIGHT MONTH EXPENDITURE OF \$179,997.

Motion by Trustee Marquardt, second by Trustee Forster, to approve New Business Item 1 ORDINANCE 2026-003 AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS FOR THE PURCHASE AND CONTRACTING OF DRONE HARDWARE AND RELATED SERVICES FROM MOTOROLA SOLUTIONS INC., FOR A DRONE AS FIRST RESPONDER TAKEOFF PROGRAM AND THE TOTAL POTENTIAL FORTY-EIGHT MONTH EXPENDITURE OF \$179,997.

Roll call vote:

AYES: 5 –Forster, Takaoka, Marquart, Lundeen, Koch

NAYS: 0 – None

ABSTAIN: 1 - Schenk

ABSENT AND NOT VOTING: 1 – Oppenheim

Motion Carried.

IX. Communications

Village Manager Timony advised that residents who missed the Village Christmas tree pick-up may place undecorated trees at the curb this week for collection by Waste Management on their regular garbage day. After this week, residents may bring their trees to the Public Works facility at 490 Greenleaf.

He further advised that applications are currently available for residents who wish to participate in the Military Banner Program. Additional information can be found at:

<https://www.vernonhills.org/m/newsflash/home/detail/993>

Rechargeable battery recycling is available through SWALCO called Call2Recycle and recently renamed The Battery Network. Locations can be found at <https://batterynetwork.org/stewards/state-recycling-laws/illinois/>.

X. Adjournment

President Koch called for a motion to adjourn the Village Board Meeting and move to Committee of the Whole.

Motion by Trustee Schenk, second by Trustee Forster, to adjourn the Village Board Meeting and move to Committee of the Whole.

Voice vote:

All in Favor.

Motion Carried.

The Village Board meeting was adjourned at 7:20 pm.

Approved this 3rd day of February, 2026.

Kevin Timony, Village Manager/Clerk

Thom Koch, Jr., Village President

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-004**

**AN ORDINANCE DECLARING CERTAIN VILLAGE EQUIPMENT AS SURPLUS AND
HAVING LITTLE VALUE TO DISPOSE OF IN AN APPROPRIATE MANNER**

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (“the Village”) is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, it has been determined according to the state statutes and Village ordinances by the corporate authorities of the Village of Vernon Hills that there exists certain surplus equipment; and

WHEREAS, the corporate authorities desire to dispose of such surplus equipment.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The Village has attached as Exhibit A, a listing of equipment that has little value and is declared to be surplus; and

SECTION 2. The said surplus equipment is to be disposed of in an appropriate manner.

SECTION 3. The said surplus equipment is no longer usable in the continued operations of the Village of Vernon Hills.

SECTION 4. SEVERABILITY In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications that are severable, the valid applications shall remain in effect.

SECTION 5. REPEAL AND SAVINGS CLAUSE All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION 6. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 7. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2026-004.

Dated this 3rd day of February, 2026.

[SIGNATURE PAGE FOLLOWS]

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

EXHIBIT A

Cable Studio Disposa List

EXHIBIT A

Cable Studio Disposal List

Make	Model	Quantity	Serial Number(s)
Panasonic	MX-30 Switcher	1	51A01225
Panasonic	AG-A850 Editing Controller	1	G7A1460D1
JVC	TD-W354 Double Cassette Deck	1	103Y8045
Sony	CDP-CE376 Compact Disc Player	1	9482842
Panasonic	CT-1384 Y Color Video Monitor	2	MB70730402 MB43280057
Toshiba	DR430KU DVD Recorder	1	B29P1386HU6300
RTS	BP-318 Headset Intercom	3	B63327 B63298 B63328
Kramer Video Distributor	BM-80V	1	627371
JVC	TM-A13SU Video Monitor	1	7607951
Telex RTS Power Supply	PS15	1	11628
Telex User Station	MCE 325	1	11959
JVC	RM-210 Remote Control Unit	3	6850976 7620086 6850954
Panasonic	AG-DS545 Video Cassette Player	1	E7TC00039
Panasonic	AG-DS555 Video Cassette Recorder	3	E7TC00024
Microboards Technology	Dvd PRM-316	1	SPN3000506
Panasonic	WV-BM503 Video Monitor	3	74W14246 74W14247 74W14248
Foxtex	6301B Speaker	2	0242452BU 0242451BU
Panasonic	456 Camcorder	1	67HB00341

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-005**

AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS AND TO AUTHORIZE THE VILLAGE MANAGER TO EXECUTE A CONTRACT EXTENSION WITH BALANCED ENVIRONMENTS, INC. TO PERFORM SPECIALIZED LANDSCAPE MOWING AND MAINTENANCE OF VILLAGE PROPERTY FOR AN AMOUNT OF \$57,492

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*“the Village”*) is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Village is responsible for maintaining Village-owned properties and various Village rights of ways (ROW's); including lawn care and maintenance; and

WHEREAS, to do so efficiently and effectively, the Village contracts specialized landscape mowing and maintenance services for six locations throughout the Village; and

WHEREAS, Ordinance 2021-040 awarded a three-year contract to Balanced Environments, Inc. for Specialized Mowing of Village Property from 2021-2023; with the option to renew said contract two additional years; and

WHEREAS, the Village advertised a new contract for bid and the proposals received were substantially higher than anticipated; and

WHEREAS, it is in the Village’s best interest to reject all bids that were received; and

WHEREAS, Balanced Environments agreed to renew said contract for the 2026 season for an amount of \$57,492; and

WHEREAS, funds have been delineated in FY2027 budget contractual mowing and landscape services; and

WHEREAS, the Village desires to waive the competitive bidding process and extend the contract with Balanced Environments, Inc. to provide specialized mowing and landscaping for the 2026 season for an amount of \$57,492.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: REJECTION OF BIDS: All bids received pursuant to the Village’s solicitation are hereby rejected.

SECTION 2: EXECUTION OF AGREEMENT: The Village Manager is hereby authorized to execute all required documents with Balanced Environments, Inc. to extend the contract for specialized mowing and landscape maintenance for the 2026 season.

SECTION 3: AUTHORIZATION & RELEASE OF PAYMENT: The Finance Director is hereby authorized to make payment to Balanced Environments, Inc. within Fiscal Year 2027 for an amount of \$57,492.

SECTION 4: EFFECTIVE DATE: This Ordinance shall be in full force and effect from its passage and approval.

SECTION 5: ORDINANCE NUMBER: This Ordinance shall be known as Ordinance Number 2026-005.

Dated the 3rd of February, 2026

Adopted by roll call votes as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch, Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-006**

AN ORDINANCE AUTHORIZING APPROVAL TO WAIVE THE COMPETITIVE BIDDING PROCESS AND TO AUTHORIZE THE VILLAGE MANAGER TO EXECUTE A CONTRACT WITH BLUESTEM ECOLOGICAL SERVICES TO PROVIDE OPEN SPACE NATIVE STEWARDSHIP SERVICES FOR AN AMOUNT NOT TO EXCEED \$110,550

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*“the Village”*) is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Village received two proposals from pre-selected contractors on November 25, 2025 for Native Stewardship Services; and

Bluestem Ecological Services	\$110,550
V3 Construction Group	\$135,780

WHEREAS, Bluestem Ecological Services was the lowest bid; and

WHEREAS, the contract will be a three-year contract with the option to renew for an additional two years; and

WHEREAS, the Village desires to waive the competitive bidding process and execute a contract with Bluestem Ecological Services to provide Open Space Native Stewardship Services in FY2027 for an amount not to exceed \$110,550.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: EXECUTION OF AGREEMENT: The Village Manager is hereby authorized to execute all required documents to extend the current contract with Bluestem Ecological Services to provide Open Space Native Stewardship Services throughout FY2027 for an amount not to exceed \$110,550.

SECTION 2: AUTHORIZATION & RELEASE OF PAYMENT: The Finance Director is hereby authorized to make payment to Bluestem Ecological Services for an amount not to exceed \$110,550.

SECTION 3: EFFECTIVE DATE: This Ordinance shall be in full force and effect from its passage and approval.

SECTION 4: ORDINANCE NUMBER: This Ordinance shall be known as Ordinance Number 2026-006.

Dated the 3rd of February, 2025.

Adopted by roll call votes as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch, Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-009**

**AN ORDINANCE AMENDING THE VERNON HILLS MUNICIPAL CODE TO
PROVIDE FOR A NEW SECTION 14-6 OF CHAPTER 14, ARTICLE I ENTITLED
“TETRAHYDROCANNABINOL PRODUCTS”**

WHEREAS, Delta-8 tetrahydrocannabinol, also known as Delta-8 THC, and Delta-9 tetrahydrocannabinol, also known as Delta-9 THC are psychoactive substances typically manufactured from hemp-derived cannabidiol (CBD); and

WHEREAS, Delta-9 THC (or “Delta-9”) Delta-8 THC (or “Delta-8”) are becoming widely available for purchase due to the passage of the 2018 Agricultural Improvement Act allowing hemp-derived products containing less than .3% THC on a dry weight basis; and

WHEREAS, on November 12, 2025 the President signed the FY2026 Agriculture Appropriations Law which bans most intoxicating hemp-derived products. The new law goes into effect on November 12, 2026; and

WHEREAS, Delta-8 has not been approved or evaluated by the Food and Drug Administration for a safe use in any context; and

WHEREAS, the United States Drug Enforcement Agency opined that synthetically derived Delta-8 and Delta-9 are illegal controlled substances; and

WHEREAS, the Village has received information relating to the sale in the Village of psychoactive cannabinoids at establishments which are not licensed or otherwise permitted or authorized to do so pursuant to the Cannabis Regulation and Tax Act (410 ILCS 705/1, et seq.) or the Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1, et seq.); and

WHEREAS, psychoactive cannabinoids need to be regulated to protect the public health and safety; and

WHEREAS, the Village of Vernon Hills is a home rule unit of government, and pursuant to Article VII, Section 6(a) of the Illinois Constitution, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the regulation of the sale or possession of psychoactive cannabinoids and the protection of the public health and safety pertain to the government and affairs of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS:

SECTION 1. That foregoing recitals are hereby incorporated into this ordinance as though fully set forth herein.

SECTION 2. That Chapter 14 of the Vernon Hills Municipal Code be and is hereby further amended by adding a new Section 14-6 thereto entitled “Tetrahydrocannabinol Products” to read as follows:

“SECTION 14.6 - TETRAHYDROCANNABINOL PRODUCTS

(a) Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where a context clearly indicates a different meaning:

Tetrahydrocannabinol means without limitation, the following:

- A. Delta-1 cis or trans tetrahydrocannabinol;
- B. Delta-6 cis or trans tetrahydrocannabinol, and its optical isomers;
- C. Delta-3.4 cis or trans tetrahydrocannabinol, and its optical isomers;
- D. Delta-10 cis or trans tetrahydrocannabinol, and its optical isomers;
- E. Delta-8 tetrahydrocannabinol acetate 8 ester;
- F. Delta-9 tetrahydrocannabinol acetate 10 ester;
- G. Delta-6a,10a tetrahydrocannabinol acetate ester;
- H. Delta-10 tetrahydrocannabinol acetate ester;
- I. A product derived from industrial hemp that was produced as a result of a chemical process that converted the industrial hemp or a substance contained in the industrial hemp into Delta-8, Delta-9, Delta-6a, 10a, or Delta-10 tetrahydrocannabinol including their respective acetate esters; and
- J. Any other psychoactive substance derived therein.

Tetrahydrocannabinol Product means any product containing Tetrahydrocannabinol used for human consumption.

(b) Sale or delivery.

It shall be unlawful for any person or business, as the term “business” is defined in Section 10-1(a) of Chapter 10 of the Vernon Hills Municipal Code, to advertise, display, sell, offer for sale, give away or deliver any tetrahydrocannabinol product.

(c) Exceptions.

The provisions of this chapter shall have no bearing or effect on establishments licensed by the State of Illinois pursuant to the Cannabis Regulation and Tax Act (410 ILCS 705/1, et seq.) or the Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1, et seq.).

(d) Penalties.

- A. Any person and/or business violating any provisions or failing to comply with any of the mandatory requirements of this chapter shall be guilty of an offense. Any person convicted of an offense under this chapter, in addition to other legal and equitable remedies available to the Village, shall be punished by a fine in an amount not less than \$1,000.00 for each offense.

- B. In addition to the payment of the aforesaid fine, any person and/or business found to be in violation of this chapter shall, upon conviction, be required to reimburse the Village the cost of any laboratory testing or other testing of the tetrahydrocannabinol products in question.
- C. Any person and/or business shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by any such person, and such person shall be punished accordingly.
- D. The levy and/or payment of any penalty or fine provided in this chapter shall not be deemed to waive the power of Village to suspend, revoke or refuse to renew a license or to seek injunctive relief to enjoin violations of this chapter or any other applicable provisions of law.”

SECTION 3. That all ordinances or parts of ordinance in conflict with the provisions of this ordinance be and are hereby repealed to the extent of any such conflict.

SECTION 4. That this ordinance shall be in full force and effect as of May 1, 2026.

Dated the 3rd day of February, 2026.

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thomas Koch Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-010**

**AN ORDINANCE AMENDING CHAPTER 3, ALCOHOLIC LIQUOR CONTROL, OF THE
VERNON HILLS CODE, SECTION 3-38, LICENSE QUANTITIES BY CLASS**

WHEREAS, the Village of Vernon Hills is a municipal corporation existing under the laws of the State of Illinois, and

WHEREAS, the Village, as a municipal corporation, has a duty to regulate the purchase, sale and serving of alcoholic beverages to the public for the protection of the public, health, safety, morals and welfare; and

WHEREAS, the Class H, Banquet Hall, liquor license assigned to the event pavilion at the Cuneo Mansion and Gardens will not be renewed; and

WHEREAS, the license class table in Section 3-38 must be amended, as illustrated in the Ordinance, to decrease the quantity of Class H licenses available for issuance in the Village; and

WHEREAS, the President and Board of Trustees hereby adopt this ordinance amending the Liquor Control Ordinance of the Village of Vernon Hills pursuant to its duty to regulate the purchase and sale of alcoholic beverages within the Village of Vernon Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION II. AMENDMENT INCREASING LICENSE QUANTITIES. That Chapter 3, Alcoholic Liquor Control, of the Village of Vernon Hills Code of Ordinances, Section 3-38, is hereby amended to read as follows:

Sec. 3-38. License Quantities by Class

The quantity of licenses available for issuance at any given time within the Village of Vernon Hills shall be as follows:

Class	Description	Quantity Available
A	On premises consumption	34
B	Package	11
C	Club, on premises	0
D	Beer/wine, package	9
E	Beer/wine, on premises consumption	6
F	Catering	1
G	Special Event: Non-profit / government	N/A
H	Banquet hall	2 1
I	Hotel beer/wine, complimentary	1
J	Grocery; packaged w/ accessory bar	2
K	Day spa beer/wine	0
L	Online	0
M	Movie theater in mall	1
N	Convenience Store (limited spirits)	1
O	Barbershop w/ beer	0
P	On-premises service (supplement to B license)	1
Q	Tasting Room	2

SECTION III. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION V. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2026-010.

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch, Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-011**

**AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE
GUARANTEE FOR THE WELLS FARGO DEVELOPMENT 860 TOWNLINE ROAD**

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*“the Village”*) is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Village required a performance, maintenance, and payment bond in the amount of \$225,003.67 from DeJames Builders Inc. for the site improvements associated with the development located at 860 Townline Road, FCCI Insurance Group Bond No. 6600927; and

WHEREAS, the Engineering Division Staff has inspected the property and reviewed the cost of the site development work, and recommends a reduction to \$22,500.37, with the two-year maintenance period to expire on September 18, 2027; and

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: AUTHORIZATION: The Village Manager is hereby authorized to reduce the performance guarantee, FCCI Insurance Group Bond No. 6600927, from \$225,003.67 to \$22,500.37, for the site improvements associated with the development at 860 Townline Road. Lakeview Parkway. The maintenance period for the reduced bond shall expire on September 18, 2027.

SECTION 2: EFFECTIVE DATE: This Ordinance shall be in full force and effect from its passage and approval.

SECTION 3: ORDINANCE NUMBER: This Ordinance shall be known as Ordinance Number 2026-011.

Dated the 3rd day of February, 2026.

Adopted by roll call votes as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

PASSED:

APPROVED:

ATTEST:

Thom Koch, Jr., Village President

Kevin Timony, Village Clerk

**VILLAGE OF VERNON HILLS
RESOLUTION 2026-003**

**A RESOLUTION REALLOCATING 2026 VOLUME CAP TO THE VILLAGE OF
BUFFALO GROVE, ILLINOIS**

WHEREAS, the Village of Vernon Hills, Lake County, Illinois (the “Village”), is a municipality and a home rule unit of government duly organized and validly existing under Section 6(a) of Article VII of the 1970 Constitution and laws of the State of Illinois; and

WHEREAS, certain tax-exempt private activity bonds may be issued only if sufficient volume cap pursuant to Section 146 of the Internal Revenue Code of 1986, as amended (the “Code”), is available for the bonds; and

WHEREAS, pursuant to the Code, the Village has been allocated volume cap equal to \$135.00 per resident of the Village in calendar year 2026, or \$3,645,270 for the issuance of such tax-exempt private activity bonds; and

WHEREAS, pursuant to Section 6 and Section 6.1 of the Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 *et seq.* (the “Bond Allocation Act”), and the Guidelines and Procedures promulgated thereunder, the Village may, prior to May 1, 2026, reallocate to other home rule units of government the volume cap allocated to the Village by the Code for their issuance of such tax exempt private activity bonds or for subsequent transfer or reallocation; and

WHEREAS, the Village has not used any of its 2026 volume cap and has no present intention to use the same; and

WHEREAS, the Lake County Partnership for Economic Development, Inc. has offered Lake County home rule communities the opportunity to participate in a program to combine their respective volume cap allocations and create a Private Activity Bond Clearinghouse Pool (the “Pool”) to facilitate the issuance of tax-exempt private activity bonds to finance manufacturing and multi-family housing commercial projects in Lake County, Illinois, for economic development purposes (“Eligible Projects”); and

WHEREAS, the Village of Buffalo Grove, a home rule unit of government (“Buffalo Grove”), pursuant to its Resolution No. 2001-51 adopted December 17, 2001, agreed to host the Pool and to reserve its own volume cap, and accept volume cap reallocated to Buffalo Grove by other home rule units of government, for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects; and

WHEREAS, Buffalo Grove has requested that the Village reallocate all of its 2026 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, ILLINOIS AS FOLLOWS:

SECTION I. Recitals. The foregoing recitals are incorporated in and made a part of this Resolution by this reference as findings of the Corporate Authorities of the Village.

SECTION II. Transfer and Reallocation of 2026 Volume Cap. Pursuant to Section 6 and Section 6.1 of the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, the Village irrevocably agrees to, and does hereby, transfer and reallocate all of its 2026 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects as directed by the Advisory Committee created pursuant to Buffalo Grove Resolution No. 2001-51.

SECTION III. Agreement. This Resolution shall constitute the agreement of the Village to a different allocation under Section 146(e) (3) of the Code and the writing required under Section 6 of the Bond Allocation Act.

SECTION IV. Warranty. The Village covenants and warrants that it has taken no action or issued bonds that would abrogate, diminish, or impair its ability to fulfill the written agreement, covenants, and undertakings on its part under this Resolution.

SECTION V. Authorization. As required by the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, a certified copy of this Resolution shall be transmitted to the Office of the Governor of the State of Illinois. Any and all appropriate and proper officers, officials, agents, and employees of the Village are hereby authorized, empowered, and directed to take all necessary and advisable actions, and to execute all such documents and certificates, as may be necessary to further the purposes and intent of this Resolution.

SECTION VI. Maintain Record. The Village shall maintain a written record of this Resolution in its records for so long as the bonds to which the volume cap transferred by this Resolution is reallocated remain outstanding.

SECTION VII. Repeal and Savings Clause. All resolutions or parts of resolutions in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this resolution.

SECTION VIII. Effective Date. This resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SECTION IX. This resolution shall be known as Resolution 2026-003.

Dated this 3rd day of February, 2026

[SIGNATURE PAGE TO FOLLOW]

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch, Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk



MEMORANDUM

To: President Koch and the Board of Trustees

From: Andrew C. Jennings, Community Development Director

Date: February 3, 2026

Re: Mick Residence
Variation from Sec. 19-5, Driveway Regulations
408 Elm Tree Lane

The petitioner is proposing to replace the existing driveway that provides access to an attached 2-car garage with a wider brick paver driveway. The existing driveway is a concrete driveway approximately 16.0' in width. The owner has indicated that the combination of a small garage, narrow driveway, and proximity to the bend in the street makes parking multiple vehicles difficult. The request is to widen the driveway from 16 ft to 28.5 ft, allowing flexibility to park vehicles in the driveway and garage and reduce the need to jockey vehicles when arriving/departing.

While the code requires the apron to be constructed in concrete, an exception can be granted if the property owner provides a waiver acknowledging that the Village would not restore a brick apron if future work affects the driveway.

Planning and Zoning Commission Review

The Planning and Zoning Commission held a public hearing on the petition at its meeting on January 21, 2026. The Commission did not express any concerns with the proposed driveway configuration. The Commission recommended approval subject to the conditions of approval in the Staff report:

1. The new 28.5' driveway may abut the 5.0' easement, or begin at the west edge of the existing 16' wide driveway, but may not encroach in the utility easement; and
2. The construction of a brick paver apron is subject to the approval of Public Works and requires submittal of a waiver by the property owner.

Staff Review and Recommendation

The original plans contemplated a widening that the Village Staff could not endorse due to utility conflicts. However, the revised request keeps the easement completely clear, and allows the homeowner to work with the paving contractor to construct a wider driveway on the property. While the public works department would not typically endorse the use of the apron for permanent parking, there is no sidewalk on the north side of Elm Tree Lane for a vehicle to obstruct. An ordinance approving the variation is attached for the Board's consideration.

Attachments:

- Ordinance with exhibits

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-007**

**AN ORDINANCE APPROVING VARIATIONS FROM APPENDIX C, ZONING,
SECTION 19-5, RESIDENTIAL DRIVEWAY STANDARDS 408 ELM TREE LANE**

WHEREAS, Total Paving and Brick Services Inc., on behalf of Jason Mick, owner, has submitted a petition for variations from Appendix C, Zoning, Section 19-5, Residential Driveway Entrance Design and Location, to facilitate the replacement of the driveway at 408 Elm Tree Lane, legally described herein; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on January 21, 2026; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition as described in **Exhibit A** (Planning and Zoning Commission report); and

WHEREAS, the Board of Trustees, at its meeting on February 3, 2026, reviewed the recommendation of the Planning and Zoning Commission, and finds that sufficient facts have been presented which, in its judgment, justify approval of the sign code variations referenced herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION 1. Incorporation. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. Variation Approval. The following variations from the requirements of Chapter 19, Signs, of the Vernon Hills Village Code, Section 19-5, Residential Driveway Entrance Design and Location, to facilitate the replacement of the driveway at 408 Elm Tree Lane, , Vernon Hills, Illinois (legally described below), in accordance with Section 21 (Variations) of the Zoning Code, as described in the application by Total Paving and Brick Services Inc., dated December 8, 2025, are hereby approved:

1. 19.5.1: to permit a driveway exceeding the width of the garage (28.5' proposed, 20.0' permitted);
2. 19.5.2: to permit a driveway exceeding the permitted width at the property line (28.5' proposed, 20.0' permitted); and
3. 19.5.2: to permit a driveway apron exceeding the permitted width at the curb (32.5' proposed, 24.0' permitted).

SECTION 3. Legal Description. The variation granted in Section 2 shall apply to the following property:

PARCEL 1:

LOT 64 IN DEERPATH, UNIT NO. 1, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS, AS DEPICTED ON THE PLAT THEREOF RECORDED APRIL 22, 1974, AS DOCUMENT NUMBER 1660326, WITH THE LAKE COUNTY RECORDER OF DEEDS.

PIN: 15-04-105-011

SECTION 4. Plans

The variation granted in Section 2 of this Ordinance is described in the application by Total Paving and Brick Services Inc., dated December 8, 2025, to be constructed substantially in accordance with the following plans, attached in **Exhibit B:**

- Driveway plan with dimensions, Total Paving and Brick Services, last revised January 12, 2026

SECTION 5. Conditions of Approval

The variation granted in Section 2 of this Ordinance is subject to the following conditions of approval:

1. The new 28.5' driveway may abut the 5.0' easement, or begin at the west edge of the existing 16' wide driveway, but may not encroach in the utility easement; and
2. The construction of a brick paver apron is subject to the approval of Public Works and requires submittal of a waiver by the property owner.

SECTION 6. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION 7. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION 8. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

SECTION 9. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 10. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2026-007.

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch, Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

EXHIBIT A

Planning and Zoning Commission
Findings of Fact and Recommendation
Case #2026-02

Variations Related to Driveway Design Standards
408 Elm Tree Lane

EXHIBIT B

Plans and Exhibits

Case #2026-02

Variations Related to Driveway Design Standards
408 Elm Tree Lane

Mick Residence, 408 Elm Tree Lane

Zoning Variation for Driveway Design Standards, Case 2026-02



Staff sketch illustrating easement location

Mick Residence, 408 Elm Tree Lane

Zoning Variation for Driveway Design Standards, Case 2026-02



Rendering of proposed driveway



Rendering of proposed driveway



MEMORANDUM

To: President Koch and the Board of Trustees

From: Andrew C. Jennings, Community Development Director

Date: February 3, 2026

Re: Amendment to Chapter 5, Buildings and Building Regulations
Building Code Adoption

The Community Development Department presented a draft ordinance adopting an update to the Village's building code at the Committee of the Whole meeting on January 13th. Since that time, the adoption ordinance has been further refined to include minor amendments identified to the Committee of the Whole.

1. Accessibility features in larger multi-family buildings.
 - Automatic power-assist doors. While there are standards governing the design of such doors, those standards only apply if the doors are provided.
 - Varying bathroom designs. The IAC has dimensional standards for accessible bathtubs and showers. Staff is drafting a local amendment that would ensure a mix of showers and tubs, so that people with varying mobility issues would be
 - **Update:** Inserted as Section 5-381 (p. 81 of Exhibit A). Threshold set at 50 units. Most comparable regulation in Illinois Accessibility Code refers to mixed-use buildings with total occupancy of 500 or more.
2. Verbiage pertaining to alterations / repairs / reconstruction in existing buildings. The Existing Building Code and a similar chapter within the Residential Code both include thresholds for requiring code compliance.
 - **Update.** Adoption of the existing building provisions in the Residential Code (Appendix BO) appears to introduce a conflict with Section R309 (sprinkler requirement). To resolve the conflict, a clarifying statement would be added to Appendix BO by a local amendment (Section 5-64d, p. 33 of Exhibit A).
3. Drip Pan requirement in multi-family buildings.
 - **Update.** The requirement has been added to a section of general plumbing requirements (Section 5-92d, p. 43 of Exhibit A).
4. Slabs for sheds.
 - **Update.** The local amendment for accessory structures has been updated to require concrete pads for sheds in excess of 40 sq ft (p. 28 of Exhibit A).
5. Roof sheathing. The minimum roof sheathing thickness is determined by a table in the code. Staff's experience is that a thicker material performs much better when the joist span exceeds 16 inches.

- **Update.** Most projects utilize a thicker sheathing material than the minimum required by the code. Staff will continue to recommend a thicker sheathing material rather than amend the code.
6. NEC 2023. There were several minor amendments to the Electric Code that were under review when the code was presented to the Committee of the Whole.
- **Update.** The amendments have been inserted. (1) Arc Fault protection would not be required for wiring in hard-walled conduit (Article 210, p. 60); (2) MC cable would not be permitted in one and two family homes (Section 334, p. 62);

In addition to these items, staff has revised the exhibit for the adoption ordinance to include the following:

1. Appeals. The administrative sections in the IRC and IBC would reference the Committee of the Whole as the appeals committee.
2. Completion bonds. Confusing verbiage regarding bond forfeiture procedures has been deleted.
3. Applicability / effective date. The effective date is set as March 1st based on the date notice was provided to the State. To address projects that are preparing to submit applications under the 2018 code, there is a grace period that applies to projects granted full zoning approval by the Board prior to the adoption ordinance date (February 3rd).
4. Safeguards during construction. A reference to the IBC section on construction site protection has been added to the IRC. This allows Staff to require construction site fencing if needed for a single family home or townhome. A provision addressing dumpsters on inactive sites has also been inserted.

Items requiring further research (no changes recommended at this time):

1. Exterior repair (roof, siding) to require consistent appearance (known as a matching provision). Staff has found examples of states with matching provisions, but has not found an example from a municipality in Illinois. Lacking an understanding of how this might impact existing insurance policies, no change is recommended at this time.
2. Special Architectural Provisions (Sec. 5-78). The Committee agreed that this section should be reviewed and updated. Staff will present

Staff is requesting approval of the Ordinance adopting the 2024 building code suite with local amendments.

Attachments: Adoption ordinance

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-008**

AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE VERNON HILLS CODE, ADOPTING THE 2024 INTERNATIONAL CODE SUITE AND STATE CODES AS THE BUILDING CODE OF THE VILLAGE OF VERNON HILLS

WHEREAS, the Village of Vernon Hills is a home rule unit of local government pursuant to Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; to license; to tax; and to incur debt; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11, provides that the corporate authorities of each Illinois municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities with respect to the regulation of building, demolition, and permitting requirements, with such associated fines or penalties as may be deemed proper; and

WHEREAS, Chapter 5, Buildings and Building Regulations, of the Vernon Hills Village Code, known commonly as the Building Code for the Village of Vernon Hills, adopts various model codes by reference, along with State-mandated codes for plumbing, energy efficiency, and accessibility, including local amendments and other local regulations pertaining to construction and permitting; and

WHEREAS, the Staff of the Community Development Department has prepared amendments to Chapter 65 of the Village Code adopting the 2024 International Code Council's I-Code suite of model building codes, the State of Illinois Plumbing Code, the State of Illinois Accessibility Code, the State of Illinois Energy Efficiency Code, and the Lake County Watershed Development code, attached hereto as **Exhibit A**; and

WHEREAS, the Committee of the Whole reviewed the draft building code adoption ordinance at its meeting on January 13, 2026, and recommended that the ordinance be prepared for consideration and approval at a future Board meeting; and

WHEREAS, the President and Board of Trustees, having reviewed the Committee's recommendation at its meeting on February 3, 2026, have determined that the requested amendment is in the best interest of the Village of Vernon Hills and hereby adopts this ordinance amending the Vernon Hills Village Code pursuant to its authority to establish reasonable regulations pertaining to procedures for managing construction activity and associated fees, bonds, and insurance requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION 1. The above recitals are hereby incorporated into and made part of this Ordinance.

SECTION 2. AMENDMENT. Chapter 5, Buildings and Building Regulations, of the Village of Vernon Hills Code of Ordinances, is hereby amended in its entirety as illustrated in Exhibit A, attached hereto and made part of.

SECTION 3. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION 4. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION 5. EFFECTIVE DATE. The effective date of the amended building code shall be March 1, 2026. Notice to the State of Illinois Capital Development Board was provided January 28, 2026. As described in Section 5-2 of **Exhibit A** projects granted zoning approval prior to the date of this Ordinance (February 3, 2026) may be designed in accordance with the building code in effect prior to March 1, 2026, provided that the application is submitted prior to June 1, 2026.

SECTION 6. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2026-008.

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch, Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

EXHIBIT A

ADOPTION OF THE 2024 INTERNATIONAL CODE,
STATE PLUMBING CODE, STATE ENERGY EFFICIENCY CODE,
AND STATE ACCESSIBILITY CODE, WITH LOCAL AMENDMENTS,
AS THE BUILDING CODE OF THE VILLAGE OF VERNON HILLS

Chapter 5 BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. IN GENERAL

Sec. 5-1. Purpose and Short Title.

This Chapter 5, Buildings and Building Regulations, of the Vernon Hills Village Code shall be known as the Village of Vernon Hills Building Code.

Sec. 5-2. Scope and General Requirements.

- (a) Scope. The regulations of this chapter control all matters concerning the construction, alterations, addition, repair, replacement, removal, demolition, use, occupancy, and maintenance of all buildings and structures, and these regulations apply to existing or proposed buildings and structures.
- (b) Exemptions: These regulations will not be construed to require alterations to lawfully constructed existing buildings or equipment, unless specific provision is made to the contrary or unless the provision is expressly made retroactive.
- (c) Building Official and or Code Official: The building official and or code official of the Village is the person responsible for implementing and enforcing this title. Any reference in this title to the building official, director or code official shall refer to and mean the Director of Community Development.
- (d) Matters Not Provided For: Any requirement essential for structural, fire, electrical, mechanical, or sanitary safety of an existing or proposed building or structure, or essential for the safety of the occupants thereof, and which is not specifically covered by this title or other codes and ordinances of the Village, will be determined by the building/code official based on the exercise of his or her best professional judgment in accordance with customary practice in the field.
- (e) Other Regulations: When these regulations are more restrictive than other codes, ordinances, or regulations of the Village, this title will apply and control. When the requirements of these codes are superseded by a standard requirement of the State of Illinois, the State requirement shall apply. In every case, the most rigid requirements of either this title or such other applicable codes, ordinances, and regulations as may be in force or legally adopted will apply and control whenever they may be in conflict.
- (f) Applicability. The effective date of this code is March 1, 2026, per the minimum notice requirements of the Illinois Capital Development Board. Projects granted zoning approval by the Corporate Authorities prior to the date of the adoption ordinance of this building code (February 3, 2026) may submit applications for permits utilizing the construction codes in effect at the time of zoning entitlement. The original permit application must be submitted prior to June 1, 2026.

Sec. 5-3. Codes Adopted and On File

- (a) Codes Adopted. The following listed codes are hereby adopted as the building and construction codes for the Village of Vernon Hills, Lake County, Illinois for the control of buildings and structures and other applicable activities and permit activities as herein provided and each and all regulations, provisions, penalties, conditions and terms of said codes are hereby referred to, adopted and made a part hereof as if fully set out in this chapter with the additions, insertions, deletions and changes as prescribed in this chapter, and including such amendments to the Illinois Accessibility Code, Illinois Plumbing Code, and Illinois Energy Conservation Code as may be adopted from time to time without additional action by the Village:

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1. 2024 International Building Code (Article II)
 2. 2024 International Residential Code (Article III)
 3. Illinois Plumbing Code, current edition (Article V)
 4. 2024 International Mechanical Code (Article VI)
 5. 2024 International Fuel Gas Code (Article VII)
 6. 2024 International Fire Code (Article VIII)
 7. 2024 International Property Maintenance Code (Article IX)
 8. 2023 NFPA 70-National Electrical Code (Article X)
 9. 2024 International Swimming Pool and Spa Code (Article XIV)
 10. Illinois Energy Conservation Code, current edition (Article XVI)
 11. 2024 International Existing Buildings Code (Article XVII)
 12. 2021 International Solar Energy Provisions (Article XVIII)
 13. Illinois Accessibility Code, current edition (Article XXI)

- (b) Codes on File. One set, containing each of the codes adopted of the International Codes and the National Electrical Code (NFPA 70) shall be maintained on file in the office of the village clerk of the Village of Vernon Hills. The village shall also maintain three copies of the state-mandated codes enforced by the village of Vernon Hills, specifically, the Illinois State Plumbing Code (current edition), Illinois State Energy Code (current edition to be effective—the 2018 International Energy Conservation Code with State Amendments), and the 2018 Illinois State Accessibility Code.
- (c) Secs. 5-4—5-19. Reserved.

ARTICLE II. BUILDING CODE

Sec. 5-20. Adopted.

The regulations of the 2024 edition of the International Building Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing the design, installation, maintenance, alteration, and inspection of buildings and structures in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the International Building Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-21. Chapter I, Administration.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title. These regulations shall be known as the Building Code of the Village of Vernon Hills, hereinafter referred to as "this code".

- (b) *Section 101.4.3* is deleted and in its place is approved to read as follows:

101.4.3 Plumbing. The provisions of Chapter 5, article V of the Code of Ordinances of Village of Vernon Hills shall apply to the installation, alterations, repairs and replacement of plumbing and private sewage disposal systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

- (c) *Section 103.2* is deleted and in its place is approved to read as follows:

103.2 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the building official.

(d) *Section 104.1* is deleted and in its place is approved to read as follows:

104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code.

(e) *Section 105.1.1 Annual permit* is hereby deleted in its entirety.

(f) *Section 105.1.2 Annual permit records* is hereby deleted in its entirety.

(g) *Section 105.2* is deleted and in its place is approved to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Retaining walls which are not over two feet (609 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding class I, II, or III-A liquids.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar interior finish work.
3. Temporary motion picture, television and theater stage sets and scenery.
4. Swings and other playground equipment accessory to one- and two-family dwellings except as may otherwise be set forth within the Village of Vernon Hills Code of Ordinances.
5. Movable cases, non-electrical counters.

Electrical:

1. *Repairs and maintenance:* Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. *Radio and television transmitting stations:* The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but does apply to equipment and wiring for power supply, the installations of towers and antennas.
3. *Temporary testing systems:* A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance;
2. Portable ventilation equipment;
3. Portable cooling unit;

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4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code;
 5. Replacement of any part which does not alter its approval or make it unsafe;
 6. Portable evaporative cooler;
 7. Self-contained refrigeration system containing 10 pound (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- (h) *Section 105.3.2* is deleted and in its place is approved to read as follows:
- 105.3.2 Time limitation of application.* An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued. Unpaid review fees due the village must be paid and all review fees paid shall be forfeited to the village.
- (i) *Section 105.5* is amended and approved to read as follows:
- 105.5 Expiration.* Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after the issuance of the permit, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days, or if the work authorized is not completed within 365 days after the time the work is commenced unless otherwise approved by the Building Commissioner.
- (j) *Section 105.5.1* is created and approved to read as follows:
- 105.5.1 Renewal of permit.* If a permit expires by failure to begin construction within 180 days of the date of issuance of the permit, the permit holder must repeat the application process and pay all fees as required for a new permit. A new permit will not be issued if zoning variances or other variations and/or approvals have expired. If a permit expires by failure to complete construction within 365 days after the date of commencing construction, the permit holder must renew the permit within the succeeding 90 days. A renewal fee as specified in Chapter 25, Comprehensive Fees and Penalties shall be paid to the village and the permit shall be renewed for a 365-day period, commencing 365 days after the original issuance date. No additional renewals shall be made.
- (k) *Section 105.5.2* is created and approved to read as follows:
- 105.5.2 Restoration of property.* If a permit has not been renewed, all previous construction, if any, shall be removed and the property restored as required by the section of this code governing demolition of structures. If the permittee does not remove all previous construction and restore the property as required by the code, the village, through its employees or agents, shall remove same and restore the property and recover its expenses by filing a lien against the property, or by any other legal action permitted by law.
- (l) *Section 107.1* is deleted and in its place approved to read as follows:

107.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted with each application for a permit shall be submitted in the methods as described on the applicable Village permit forms. The construction documents shall be prepared by or under the direct supervision of and shall bear the signature and seal of a registered design professional when the estimated value of such work exceeds \$15,000.00 and/or when such work involves the practice of professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the State of Illinois. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

- (m) *Section 107.2.6* is deleted and in its place is approved to read as follows:

107.2.5 Site plan and plat of survey. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate plat of survey. A plat of survey prepared, signed and sealed by an Illinois Registered Land Surveyor, showing all boundaries of the property, setback lines, all existing improvements and all easements of record shall also accompany a permit application. In the case of demolition, the site plan shall show construction to be demolished and the locations and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan and plat of survey when the application for permit is for alteration or repair or when otherwise warranted.

- (n) *Section 107.3* is deleted and in its place is approved to read as follows:

107.3 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The building official may, at his discretion, employ services of outside consultants to review construction documents in whole or in part to determine compliance with this code. The applicant prior to the issuance of the permit shall pay the cost of such reviews to the village.

- (o) *Section 107.3.1* is deleted and in its place is approved to read as follows:

107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "reviewed for code compliance." Any omissions or errors on the approved construction documents shall not relieve the applicant of his responsibility to comply with all applicable requirements of this code or the requirements of any other agencies legally having jurisdiction over the project. One set of construction documents so reviewed shall be retained by the building official. At least one set shall be returned to the applicant, shall be kept on the site of work and shall be open to inspection by the building official or his authorized representative.

- (p) *Section 107.3.1.1* is created and approved to read as follows:

107.3.1.1 Approvals by other governmental agencies. It shall be the applicant's responsibility to secure approvals from all other governmental agencies, which may have jurisdiction over the project. These agencies include, but are not limited to, the State of Illinois Fire Marshall, Lake County Public Works Department, Lake County Health Department and any other municipal, state, or federal agency legally requiring plan review and approval prior to construction, depending on the requirements for a particular building or structure. Approvals from all such agencies shall be forwarded to the building official before the building permit can be issued.

- (q) *Section 109.2* is deleted and in its place is approved to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with chapter 25

of the Code of Ordinances of the Village of Vernon Hills. Evidence of an adequate liability and workman's compensation insurance shall be presented as required in chapter 5, article XI.

(r) *Section 109.4* is deleted and in its place is approved to read as follows:

109.4 Work commencing before permit issuance. Any person, firm, corporation or any other entity who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall, upon approval of a permit application, pay a permit fee as specified in Chapter 25, Comprehensive Fees and Penalties.

(s) *Section 110.3.13* is created and approved to read as follows:

110.3.13 As-built surveys. After construction of the foundation and prior to framing of the structure, an as-built plat of survey prepared and sealed by a State of Illinois Registered Land Surveyor shall be submitted to the building division for review and approval. This survey shall show the location of the foundation on the lot, including distances to the lot lines; the elevations of the top of foundation in reference to USGS datum and the lowest floor elevation as required in Section 1612.4. Upon completion of the work authorized by the building permit and prior to issuance of a certificate of occupancy, a final as-built survey shall be submitted to the building division. This survey shall show the building or structure location on the lot with reference to all lot lines, all recorded easements, top of foundation elevation and the lot's topographical information.

(t) *Section 111.1, 111.2, and 111.3* are deleted. *Section 111.1* is approved to read as follows:

111.1 Certificate of occupancy. Final and temporary certificates of occupancy shall be issued in accordance with Article 21 of the Village of Vernon Hills Zoning Ordinance.

(u) *Section 113.1* is deleted and in its place is approved to read as follows:

113.1 General. Any person shall have the right to appeal a decision of the Building Commissioner. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not apply, or an equivalent form of construction is to be used.

The Committee of the Whole shall serve as the appeals committee.

The Board of Trustees shall have the right to sustain, overrule or modify the decision or interpretation as made by the Building Commissioner upon recommendation of the appeals committee after a hearing. The Board of Trustees shall have no authority to waive the requirements of this code, except upon the review of the Building Commissioner's recommendation and a determination that the requested waiver is functionally equivalent to the code and will pose no threat to public health and safety.

(v) *Section 113.2* is deleted and in its place is approved to read as follows:

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form on construction is proposed.

(w) *Section 113.3* is deleted and in its place is approved to read as follows:

113.3 Qualifications. The appeals committee may require independent subject matter expert testimony at its discretion when hearing an appeal.

(x) *Section 113.4* is created and approved to read as follows:

113.4 Administration. The building official shall take immediate action in accordance with the decision of the appeals committee and Board of Trustees.

(y) *Section 114.4* is deleted and in its place is approved to read as follows:

114.4 Violation penalties: Any person, firm, corporation or entity who shall violate any of the provisions of this code or shall fail to comply with any of the requirements thereof, or who disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any provisions of this code, or who shall refuse or neglect to remedy a violation of this code, or who shall erect, construct, alter, repair or occupy a building or structure in violation of an approved plan or directive of the Building Commissioner, or a permit, or a certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine as specified in Chapter 25, Comprehensive Fees and Penalties. Each day that a violation continues shall be deemed a separate offense. In addition, the corporate authorities of the village may institute an action in any lawful court in the State of Illinois for such additional legal and/or equitable relief as may be deemed fit in accordance with the statutes of the State of Illinois.

(z) *Section 115.4* is deleted and in its place is approved to read as follows:

115.4 Unlawful continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of a misdemeanor, punishable by a fine as specified in Chapter 25, Comprehensive Fees and Penalties.

(aa) *Section 115.5* is created and approved to read as follows:

115.5 Removal of a stop work order. The stop work order shall only be removed upon authorization by the Building Commissioner and only after all conditions for which the stop work order has been issued were corrected and all requirements of this code were satisfied. Any person who shall remove a stop work order without permission shall be liable for a fine in accordance with section 114.4 of this code.

Sec. 5-22. Chapter III, Use and Occupancy Classification.

(a) *Section 310.6* is created and approved to read as follows:

310.6 Required dwelling unit and guestroom separation. Walls and floor separating dwelling units in the same building, or guest rooms in group R-1 hotel occupancies, shall be fire barriers or horizontal assemblies as required by Sections 707 and 711.

Sec. 5-23. Chapter IV, Special Detailed Requirements Based on Use and Occupancy.

(a) *Section 402.4.2.1* is deleted and in its place is approved to read as follows:

402.4.2.1 Tenant separations. Each tenant space shall be separated from other tenant spaces by a fire barrier in accordance with section 707. A tenant separation wall is not required between any tenant space and the mall except for occupancy separations required elsewhere in this code.

(b) *Section 415.11.1.8* is deleted and in its place is approved to read as follows:

415.11.1.8 Electrical. Electrical equipment and devices within the fabrication area shall comply with the provisions of Chapter 5 of the Code of Ordinances of the Village of Vernon Hills. The requirements for hazardous locations need not be applied where the average air change is at least four times that set forth in Section 415.11.1.6 and where the number of air changes at any location is not less than three times that required by Section 415.11.1.6. The use of re-circulated air shall be permitted.

Sec. 5-24. Chapter V, General Building Heights and Areas.

(a) *Section 502.1* is deleted and in its place is approved to read as follows:

502.1 Address Identification. Approved numbering or addresses shall be provided for new buildings in accordance with chapter 5 of the Code of Ordinances of the Village of Vernon Hills, Section 5-75.

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- (b) *Table 504.4 ALLOWABLE STORIES ABOVE GRADE PLANE* is amended by creating a new footnote "i" for types VA and VB construction approved as follows:

Table 504.4, footnote "i": Buildings of type VA and VB construction shall not be permitted for structures which are more than three stories above the grade plane.

Sec. 5-25. Chapter VI, Types of Construction.

- (a) *TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)* is amended by creating a new footnote "h" for types VA and VB construction approved as follows:

Table 601, footnote "h": Buildings of types VA and VB shall not be permitted for structures which are more than three stories above the grade plane.

- (b) *Section 602.3* is deleted and in its place is approved to read as follows:

602.3 Type III. Type III construction are those types of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code.

- (c) *Section 603.1* is deleted and in its place is approved to read as follows:

603.1 Allowable materials. Combustible materials are permitted in buildings of type I and type II construction in the following applications:

1. Thermal and acoustical insulations, other than foam plastics, having a flame spread index of not more than 25.

Exceptions:

- a. Insulation placed between two layers of noncombustible materials without an intervening air space shall be allowed to have a flame spread index of not more than 100.
 - b. Insulation installed between a finished floor and solid decking without intervening air space shall be allowed to have a flame spread index of not more than 200.
2. Foam plastics in accordance with chapter 26.
 3. Roof coverings that have an A, B or C classification.
 4. Interior floor finish and interior finish, trim and millwork such as doors, doorframes, window sashes and frames.
 5. Finish flooring applied directly to the floor slab or to wood sleepers that are fire stopped in accordance with Section 804.
 6. Platforms as permitted in Section 410.
 7. Materials complying with section 602 of the International Mechanical Code.
 8. Combustible exterior wall coverings, balconies, bay or oriel windows, or similar appendages in accordance with chapter 14.
 9. Blocking such as for handrails, millwork, cabinets, and window and doorframes.
 10. Light-transmitting plastics as permitted by Chapter 26.
 11. Mastics and caulking materials applied to provide flexible seals between components of exterior wall construction.

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12. Exterior plastic veneer installed in accordance with section 2605.
 13. Nailing or furring strips as permitted by section 803.11.
 14. Heavy timber as permitted by note C, item 2, to table 601 and sections 602.4.7 and 1406.3.
 15. Aggregates, component materials and admixtures as permitted by section 703.2.2.
 16. Sprayed cementations and mineral fiber fire-resistance-rated materials.
 17. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with section 711.
 18. Materials used to protect joints in fire-resistance-rated assemblies in accordance with Section 712.
 19. Materials allowed in the concealed spaces of buildings of Types I and II construction.

Sec. 5-26. Chapter VII, Fire and Smoke Protection Features.

- (a) *Section 706.3* is deleted and in its place is approved to read as follows:
706.3 Materials. Firewalls shall be of concrete or masonry construction.
- (b) *Section 706.12* is created and approved to read as follows:
706.12 Separation of tenant spaces: The fire wall separating tenant spaces shall have a fire-resistance rating of not less than two hours.
- (c) *Section 706.13* is created and approved to read as follows:
706.13 Separation of dwelling units or guestrooms: The fire wall separating dwelling units or guest rooms shall be of masonry or masonry-like materials and shall have a fire-resistance rating of not less than two hours.
- (d) *Section 707.2* is deleted and in its place is approved to read as follows:
707.2 Materials. Fire barriers shall be of concrete or masonry construction.
- (e) *Section 707.3.12* is created and approved to read as follows:
707.3.12 Separation of tenant spaces: The fire barrier separating tenant spaces shall have a fire-resistance rating of not less than one hour.
- (f) *Section 707.3.13* is created and approved to read as follows:
707.3.13 Separation of dwelling units: The fire barrier separating dwelling units or guest rooms shall be of masonry or masonry-like materials and shall have a fire-resistance rating of not less than two hours.
- (g) *Section 708.3 Fire resistance rating* is amended to strike exceptions 1 and 2 (corridor wall and dwelling unit separations).
- (h) *Section 711.2.1* is deleted and in its place is approved to read as follows:
711.2.1 Materials. The floor and roof assemblies shall be of materials permitted by the building type of construction.
Exception: The floor assembly separating dwelling units or guestrooms shall be of concrete construction.

Sec. 5-27. Chapter IX, Fire Protection and Life Safety Systems.

- (a) Section 903.2 is deleted and in its place is approved to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in all use groups.

Exceptions:

1. Utility use buildings under 1,000 sq ft
2. Temporary accessory structures utilized during the development of property when approved by the code official.

- (b) Sections 903.2.1 through 903.2.10 Group A through Group S-2 are hereby deleted in their entirety, including subsections.

- (c) Section 903.2.11.1 is deleted and in its place is approved to read as follows:

903.2.11.1 Stories and basements without openings. An automatic sprinkler system shall be installed throughout every story or basement of all buildings where the gross floor area of the building exceeds 1,000 square feet and where there is not provided at least one of the following types of exterior wall openings.

1. Openings below grade that lead directly to ground level by an exterior stairway complying with section 100.3.3 of an outside ramp complying with section 1003.4. Openings shall be located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.
2. Openings entirely above the adjoining ground level totaling at least 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.

- (d) Section 903.6 is inserted and is approved to read as follows:

903.6 Existing buildings. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, or any restoration to the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

- (e) Section 905.3.1 is deleted and in its place is approved to read as follows:

905.3.1 Height. Class III standpipe systems shall be installed throughout all building or structures more than two stories in height.

Exceptions:

1. Class I standpipes are allowed in buildings equipped with an automatic sprinkler system in accordance with section 903.1.1 or 903.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

- (f) Section 905.12 is created and is approved to read as follows:

905.12 Piping design. The riser piping, supply piping and the water service piping shall be sized to maintain a residual pressure of at least 65 psi (448kPa) at the topmost outlet of each riser while flowing the minimum quantities of water specified in section 905.12.1 and 905.12.2. The pipe size shall be based on the capacity of

the automatic water supply system or, where an automatic water supply is neither required nor provided to maintain the residual pressure of 65 psi (448 kPa), the pipe size shall be based on a pressure of 150 psi (1034 kPa) available at the fire department connection.

Exception: The residual pressure of 65 psi (448 kPa) is not required in buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3. and where the highest floor level is not more than 150 ft. (45720 mm) above the lowest level of fire department vehicle access.

(g) *Section 905.12.1* is created and is approved to read as follows:

905.12.1 Riser sizing. The riser size shall be based on the hydraulic calculations for a minimum flow of 500 gallons per minute (gpm) (1892L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the riser(s) shall be sized to provide a minimum flow of 100 gpm (378 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the riser shall be sized to satisfy total demand.
3. For occupancies use group B, I, R1, or R2 in buildings that equipped throughout with an automatic sprinkler system in accordance with section 903.3, each riser shall be sized for a minimum flow of 250 gpm (945 L/min.).
4. Risers that are sized in accordance with the pipe schedule requirements of NFPA 14 listed in chapter 35 are not subject to this requirement.

(h) *Section 905.12.2 system pipe sizing* is created and is approved to read as follows:

905.12.2 System pipe sizing. The system piping, including the horizontal or common feeder lines, shall be sized for a minimum flow of 500 gpm (1892 L/min.). Where more than one standpipe riser is required or provided, all common system piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 1,250 gpm (4731 L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the supply piping shall be sized for a minimum flow of 100 gpm (378 L/min.) for each riser, and the total shall not be required to exceed 500 gpm (1892 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the supply piping shall be sized for a minimum flow of 500 gpm (1,892 L/min.) plus the sprinkler demand for first riser, plus 250 gpm (945 L/min.) for each additional riser, and the total shall be required to exceed 1,250 gpm (4,731 L/min.).
3. For occupancies in use group B, I, R-1, or R-2 in buildings that are equipped throughout with an automatic sprinkler system in accordance with section 903.3, all common supply piping shall be sized for a minimum flow of 250 gpm (945 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 750 gpm (2,838 L/min.).

(i) *Section 906.1* is deleted and in its place is approved to read as follows:

906.1 Where required. Portable fire extinguishers shall be installed in the following locations.

1. In group A, B, E, F, H, I, M, R-1, R-2, and S occupancies.
2. Within 30 feet (9,144 mm) of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.

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4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with section 1414.1.
 5. Where required by the sections indicated in table 906.1.
 6. Special-hazard areas, including but not limited to laboratories, computer rooms, and generator rooms where required by the code official.
- (j) *Section 907.2* is deleted and in its place is approved to read as follows:
- 907.2 Where required - New Buildings and Structures.* An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new or existing buildings and structures in accordance with sections 907.2.1 through 907.2.23. Where automatic sprinkler protection installed in accordance with section 903.3.1.1 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.3 the automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.
- (k) *Section 907.2.1* is amended to read as follows:
- 907.2.1 Group A.* A manual fire alarm system shall be installed in accordance with NFPA 72 in group A occupancies.
- (l) *Section 907.2.2* is amended to read as follows:
- 907.2.2 Group B.* A manual fire alarm system shall be installed in accordance with NFPA 72 in group B occupancies.
- (m) *Section 907.2.4* is amended to read as follows:
- 907.2.4 Group F.* A manual fire alarm system shall be installed in accordance with NFPA 72 in group F occupancies.
- (n) *Section 907.2.6* is amended to read as follows:
- 907.2.6 Group I.* A manual fire alarm fire system and an automatic fire detection system shall be installed in group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in waiting areas that are open to corridors.
- (o) *Section 907.2.6.3* is amended to read as follows:
- 907.2.6.3 Group I-3 occupancies.* All required fire protective signaling systems shall transmit alarm, supervisory and trouble signals to the main dispatch center for the fire district in accordance with NFPA 72 by one of the methods listed in 907.15 of this code.
- Exceptions:*
1. Smoke detectors in buildings of groups R-3 and R-4.
 2. Single-station smoke detectors as required by 907.2.9.
 3. Smoke detectors in building group I-3.
 4. Smoke detectors in patient sleeping areas of group I-3.

(p) *Section 907.2.7* is amended to read as follows:

907.2.7 Group M. A manual fire alarm fire system shall be installed in accordance with NFPA 72 group M occupancies.

(q) *Section 907.2.9* is amended to read as follows:

907.2.9 Group R-2. A manual and an automatic fire detection system shall be installed and maintained in common areas in all occupancies in use group R-2 such as corridors, hallways, stairwell, boiler or furnace rooms, laundry rooms, community rooms, meeting rooms, offices, attics and all other similar common areas within buildings. The automatic fire detection system must include occupant notification.

(r) *Section 907.2.10* is amended to read as follows:

907.2.10 Group S. A manual fire alarm fire system shall be installed in accordance with NFPA 72 group M occupancies.

(s) *Section 907.2.11.6* is deleted and in its place is approved to read as follows:

907.2.11.6 Power source, new construction. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.
2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(t) *Section 907.2.11.6.1* is created and is approved to read as follows:

907.2.11.6.1 Power source, existing buildings. In existing buildings or structures, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.
2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(u) *Section 907.3.1* is deleted and in its place is approved to read as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Installation shall be in accordance with the manufacturer's instructions and shall be located within the building space in ambient conditions consistent with the listing of the duct detector. Activation of a smoke duct detector shall initiate an approved signal per Countryside Fire Protection District and Lincolnshire Riverwoods Fire Protection District requirements at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the

International Mechanical Code. Duct smoke detectors shall receive their power directly from an initiating device circuit or signal line circuit from the building fire alarm control unit. Duct smoke detectors shall be provided with remote alarm indicators located as directed by the code official. Duct smoke detectors shall not be used as a substitute for required open area detection.

(v) *Section 907.4.2* is deleted and in its place is approved to read as follows:

907.4.2 Manual fire alarm boxes. Manual fire alarm boxes shall be installed in each use group described in this code; they shall be installed in accordance with sections 907.4.2.1 through 907.4.2.6

(w) *Section 907.6.6* is deleted and in its place is approved to read as follows:

907.6.6 Monitoring. All required fire protective signaling systems shall transmit alarm, supervisory, and trouble signals to the main dispatch center and shall be made with two-way radio transmission installed at each location. All required fire protective signaling systems shall transmit alarm and trouble signals Directly to the Fire Districts Communication Center in accordance with NFPA 72.

Exceptions:

1. Smoke detectors in buildings of use groups R-3 and R-4 not including common areas and attics.
2. Single-station smoke detectors as required by section 920.0.
3. Smoke detectors in buildings of use group 1-3 (see section 918.7.1).
4. Smoke detectors in patient sleeping rooms in buildings of use group 1-2.

Sec. 5-28. Chapter X, Means of Egress.

(a) *Section 1008.3* is deleted and in its place is approved to read as follows:

1008.3 Illumination emergency power. The power supply for means of egress illumination shall normally be provided by the premise's electrical supply. In the event of power supply failure, an emergency system shall automatically illuminate all of the following areas:

1. Exit access corridors, passageways, and aisles in rooms and spaces.
2. Exit access corridors and exit stairways located in a building.
3. Interior exit discharge elements, as permitted in section 1006.1, in a building.
4. The portion of the exterior exit discharge immediately adjacent to the exit discharge doorways in a building.
5. Public restrooms.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with chapter 5, article X of the Code of Ordinances of the Village of Vernon Hills.

(b) *Section 1010.1.5* is deleted and in its place is approved to read as follows:

1010.1.5 Landings at doors. Landings shall have a width not less than the width of the stairway or the width of the door, whichever is the greater. Doors in the fully open position shall not reduce a required dimension by more than seven inches (178 mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (118 mm). Exterior landings or stoops shall be reinforced to span between the supports and adequately support the imposed loads. They shall be supported on full foundations or reinforced wing walls properly designed to support the imposed loads.

Exception: Landing length in the direction of travel in group R-3 and group U and within individual unit of group R-2 may be 36 inches (914 mm).

(c) *Section 1010.2.4* is deleted and in its place is approved to read as follows:

1010.2.4 Locks and latches. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Exceptions:

1. Places of detention or restraint.
2. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.
3. Doors from individual dwelling units and guest rooms of group R occupancies having an occupant load of ten or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside with the use of a key or tool.

(d) *Section 1013.6.1* is deleted and in its place is approved to read as follows:

1013.6.1 Graphics. Every exit sign and directional exit sign shall have plainly legible letters, red in color, not less than six inches (142 mm) high with the principal strokes of the letters not less than 0.75 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than two inches (51 mm) wide except the letter "I", and the minimum spacing between letters shall not be less than 0.375 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.

The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the exit sign illumination means is or is not energized. If an arrow is provided as part of the exit sign, it shall be red in color and the construction shall be such that the arrow direction cannot be readily changed.

Sec. 5-29. Chapter XI, Accessibility.

(a) *Section 1102.1* is deleted and in its place approved to read as follows:

1102.1 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1 and the current State of Illinois Accessibility Code, Illinois 70 Administrative Code, Part 400, as may be amended from time to time. The State of Illinois Accessibility Code shall supersede any conflicting requirement in this code or ICC/ANSI A117.1.

Sec. 5-30. Chapter XII, Interior Environment.

(a) *Section 1204.4.1* is deleted and in its place is approved to read as follows:

1204.4.1 Controls. The control for activation of the required stairway lighting shall be in accordance with chapter 5, article X of the Code of Ordinances of the Village of Vernon Hills.

(b) *Section 1209.1* is deleted and in its place is approved to read as follows:

1209.1 Crawl spaces. Crawl spaces shall be provided with a minimum of one access opening not less than 22 inches by 36 inches (559 mm by 914 mm).

(c) *Section 1209.2* is deleted and in its place is approved to read as follows:

1209.2 *Attic spaces.* An opening not less than 22 inches by 36 inches (559 mm by 914 mm) shall be provided to any attic area having a clear height of over 30 inches (762 mm). A 30-inch (762-mm) minimum clear headroom in the attic space shall be provided at or above the access opening.

Sec. 5-31. Chapter XIV, Exterior Walls.

(a) *Section 1403.5.1* is deleted.

(b) *Section 1403.8* is deleted.

(c) *Section 1404.12.4* is deleted and in its place is approved to read as follows:

1404.12.4 Grounding. Grounding of metal veneers on building shall comply with the requirements of chapter 5, Article X of the Code of Ordinances of the Village of Vernon Hills.

(d) *Section 1404.14* is deleted.

Sec. 5-32. Chapter XV, Roof Assemblies and Rooftop Structures.

(a) *Section 1507.2* is deleted and in its place is approved to read as follows:

1507.2 Asphalt shingles. Asphalt singles shall be of the random tab, 30-year, architectural-profile type. The installation of asphalt singles shall comply with the provisions of this section.

(b) *Section 1507.2.8.2* is deleted and in its place is approved to read as follows:

1507.2.8.2 Valleys. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend from the valley's eave end to a point at least 72 inches (1,828 mm) inside the exterior wall line of the building. Valley linings shall be installed in accordance with the manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be at least 16 inches (406 mm) wide and of any of the corrosion-resistant metals in table 1507.2.9.2.
2. For open valleys, valley lining of two plies of mineral surface roof roofing shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roof roofing complying with ASTM D 224 and at least 36 inches (914 mm) wide or types (1) and (2) above shall be permitted. Specialty underlayment shall comply with ASTM D 1970.

(c) *Section 1507.3.3* is deleted and in its place is approved to read as follows:

1507.3.3 Underlayment. Unless otherwise noted, required underlayment shall conform with ASTM D 226, type II; ASTM D 2626, or ASTM D 249, type I mineral-surfaced roof roofing. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

(d) *Section 1507.3.9* is deleted and in its place is approved to read as follows:

1507.3.9 Flashing. At the juncture of the roof and vertical surfaces, flashing and counter-flashing shall be provided in accordance with the manufacturer's installation instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal. The valley flashing shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than one inch (25.4 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). For roof slopes of three units vertical in 12 units horizontal (24

percent slope) and over, the valley flashing shall have a 36-inch-wide (914 mm) underlayment. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (e) *Section 1507.5.3* is deleted and in its place is approved to read as follows:

1507.5.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (f) *Section 1507.5.7* is deleted and in its place is approved to read as follows:

1507.5.7 Flashing. Roof valley flashing shall be provided of corrosion-resistant metal of the same material as the roof covering or shall comply with the standards in table 1507.4.3. The valley flashing shall extend at least 8 inches (203 mm) from the centerline each way and shall have a splash diverter rib not less than 0.75 inch (19.1 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). A minimum 36-inch-wide (914 mm) ice barrier that consists of at least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for roof slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (g) *Section 1507.7.3* is deleted and in its place is approved to read as follows:

1507.7.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (h) *Section 1507.7.7* is deleted and in its place is approved to read as follows:

1507.7.7 Flashing. Flashing and counter flashing shall be made with sheet metal. Valley flashing shall be a minimum of 15 inches (381 mm) wide. Valley and flashing metal shall be a minimum uncoated thickness of 0.0179-inch (0.455 mm) zinc-coated thickness of 0.0179-inch (0.455 mm) zinc-coated G90. Chimneys, stucco or brick walls shall have a minimum of two plies of felt for a cap flashing consisting of a four-inch-wide (102 mm) strip of felt set in plastic cement and extending one inch (25.4 mm) above the first felt and a top coating of plastic cement. The felt shall extend over the base flashing two inches (51 mm). A minimum 36-inch-wide (914 mm) ice barrier that consists of at least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for roof slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (i) *Section 1507.8.3* is deleted and in its place is approved to read as follows:

1507.8.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (j) *Section 1507.8.8* is deleted and in its place is approved to read as follows:

1507.8.8 Flashing. At the juncture of the roof and vertical surfaces, flashing and counter-flashing shall be provided in accordance with the manufacturer's installation instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal. The valley flashing

shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than one inch (25.4 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). For roof slopes of three units vertical in 12 units horizontal (24 percent slope) and over, the valley flashing shall have a 36-inch-wide (914 mm) underlayment. An ice barrier that consists of at least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (k) *Section 1507.9.3* is deleted and in its place is approved to read as follows:

1507.9.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (l) *Section 1507.9.9* is deleted and in its place is approved to read as follows:

1507.9.9 Flashing. At the juncture of the roof and vertical surfaces, flashing and counter-flashing shall be provided in accordance with the manufacturer's installation instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No.26 galvanized sheet gage) corrosion-resistant metal. The valley flashing shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than one inch (25.4 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). For roof slopes of three units vertical in 12 units horizontal (24 percent slope) and over, the valley flashing shall have a 36-inch-wide (914 mm) underlayment. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for slopes under seven units vertical in 12 units horizontal (58 percent slope).

Sec. 5-33. Chapter XVI, Structural Design.

Section 1608.2 is deleted and in its place is approved to read as follows:

1608.2 Ground snow loads. Ground snow load, P_g , to be utilized in determining the design snow load for roofs shall be 30 psf (1436 Pa).

Sec. 5-34. Chapter XVIII, Soils and Foundations.

- (a) *Section 1805.1.3* is deleted.

- (b) *Section 1805.4.3* is deleted and in its place is approved to read as follows:

1805.4.3 Drainage discharge. The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with chapter 5, article V of the Code of Ordinances of the Village of Vernon Hills.

Exception: Where a site is located in well-drained gravel or sand/gravel mixture soils, a dedicated drainage system is not required.

- (c) *Section 1807.1* is deleted and in its place is approved to read as follows:

1807.1 Foundation walls. Concrete foundation walls shall be designed in accordance with chapter 19. A minimum of two # 4 reinforcement bars shall be placed continuously at the top and bottom of all concrete foundation walls unless provided otherwise by a structural design.

- (d) *Section 1807.1.4* is deleted.
- (e) *Section 1809.9* is deleted.
- (f) *Section 1809.12* is deleted.

Sec. 5-35. Chapter XXIII, Wood.

- (a) *Section 2308.9.4* is deleted and in its place is approved to read as follows:

2308.9.4 Nonbearing walls and partitions: In nonbearing walls and partitions, studs shall be spaced not more than 24" o.c. and are permitted to be set with the long dimension parallel to the wall. Interior nonbearing partitions shall be capped with no less than a double wall plate designed to provide overlapping at corners and at intersections with other walls and partitions.

Sec. 5-36. Chapter XXVII, Electrical.

- (a) *Chapter 27 Electrical* is deleted.

Sec. 5-37. Chapter XXIX, Plumbing Systems.

- (a) *Chapter 29 Plumbing* is deleted.

Sec. 5-38. Chapter XXX, Elevators and Conveying Systems.

- (a) *Section 3001.3* is deleted and in its place approved to read as follows:

3001.3 Referenced Standards. The design, construction, installation, alteration, repair, and maintenance of elevators and conveying systems and their components shall conform to the current Illinois Elevator Safety Act (225 ILCS 312) and its rules, and the applicable standards specified in Table 3001.3 and Section 3001.6. For private residential conveyance application, the Illinois Elevator Safety Act does not apply; however, the IBC code shall apply for new installation, permits, and final acceptance.

For applications not covered by the Illinois Elevator Safety Act, those conveyance applications shall be covered under the IBC code by the jurisdiction for new installation, permits, final acceptance, periodic inspections and testing, unsafe conditions, power to seal equipment, put conveyance out of service, and certificate compliance as well as owner / agent responsibility for contractor, maintenance, accident/injury responsibility

Referenced Standards from the Illinois Elevator Safety Act (225 ILCS 312): Safety Code for Elevators and Escalators (ASME A17.1), the Standard for the Qualification of Elevator Inspectors (ASME QEI-1), the Automated People Mover Standards (ANSI/ASCE/T&DI 21), and the Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1).

- (b) *Table 3001.3* is revised to strike Type: Automotive Lifts and associated standard ALI ALCTV.

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- (c) *Section 3001.4* is deleted and in its place approved to read as follows:
- 3001.4 Accessibility.* Passenger elevators required to be accessible or serve as part of an accessible means of egress shall comply with Section 1009, Section 1110.10, and the Illinois Accessibility Code.
- (d) *Section 3002.4* is amended and approved to read as follows:
- 3002.4 Elevator car to accommodate ambulance stretcher.* Where elevators are provided in buildings, not fewer than one elevator shall be provided for fire department emergency access to all floors regardless of rise.
- Such elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 2134 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall not be less than three inches by three inches high and wide (76 mm x 76 mm) high and shall be placed inside on both sides of the main lobby hoistway doorframe.
- (e) *Section 3003.3* is amended and approved to read as follows:
- 3003.3 Standardized Fire Service Elevator Keys.* All new and modernized (existing) elevators shall be equipped to operate with a standardized fire service elevator key in accordance with the International Fire Code.
- (f) *Section 3004.4* is amended and approved to read as follows:
- 3004.4 Personnel and material hoists.* Personnel and material hoists shall be designed utilizing an approved method that accounts for the conditions imposed during the intended operation of the hoist device. The design shall include, but is not limited to, anticipated loads, structural stability, impact, vibration, stresses and seismic restraint. The design shall account for the construction, installation, operation and inspection of the hoist tower, car, machinery and control equipment, guide members and hoisting mechanism. Additionally, the design of personnel hoists shall include provisions for field testing and maintenance that will demonstrate that the hoist device functions in accordance with the design. Field tests shall be conducted upon the completion of an installation or following a major alteration (i.e. a “jump”) of a personnel hoist. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the jurisdiction to ensure safe operation.
- (g) *Section 3005.1* is amended and approved to read as follows:
- Section 3005.1 Access.* An approved means of access shall be provided to elevator machine rooms, control rooms, control spaces and machinery spaces. This means is not to be used as a passageway through the space to other areas of the building.
- (h) *Section 3005.4 Machine Rooms, Control Rooms, Machinery Spaces, and Control Spaces* is amended to delete Exception #2.
- (i) *Section 3009.1* is amended and approved to read as follows:
- Section 3009.1 General.* The design, construction and installation of elevators installed within a residential dwelling unit or installed to provide access to one individual residential dwelling unit shall conform to ASME 17.1/CSA B44, Section 5.3, and the current adopted State elevator codes.
- (j) *Section 3009.3* is amended and approved to read as follows:
- Section 3009. Hoistway Opening Protection.* Hoistway landing doors for new or altered private residence elevators shall comply with ASME A17.1/CSA B44, Requirements 5.3.1.8.1 through 5.3.1.8.3.
- (k) *Section 3010 Certificate of Compliance* is inserted and shall read as follows:

Section 3010 Certificate of Compliance

Section 3010.1 Certificate Required. The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the licensed installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the authority having jurisdiction.

Section 3010.2 Posting of Certificate. The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the conveyance. A copy of the current issued certificate is acceptable. Please refer to Illinois Elevator Safety Act.

Sec. 5-39. Chapter XXXI, Special Construction.

(a) *Section 3102.0 Membrane Structures* is deleted.

(b) *Section 3107.0 Signs* is deleted and in its place is approved to read as follows:

3107.0 Signs. Signs shall be subject to Chapter 19 of the Village Code, with electrical components subject to Chapter 5, Article 10 of the Village Code.

Sec. 5-40. Chapter XXXIII, Safeguards During Construction.

(a) *Section 3301.6* is created and approved to read as follows:

3301.6 Dumpsters and similar waste containers. Waste containers shall be located within the construction barrier (if present) or in a location to discourage dumping. Containers shall be removed from the site when full or in the event that construction activity pauses. In the event that Village inspectors observe waste containers at a location without active construction, the container shall be removed within seven (7) days of notice by the Village. Such notice can be posted on site or provided to contacts listed on a building permit application.

(b) *Section 3305.1* is deleted and in its place is approved to read as follows:

3305.1 Sanitary facilities. Sanitary facilities shall be provided during construction, remodeling, and demolition activities in accordance with Illinois Plumbing Code.

(c) *Section 3308.1* is deleted and in its place is approved to read as follows:

3308.1 Storage and handling of materials. The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this chapter.

Staging of equipment and materials is to be located on private property unless otherwise permitted by the Village.

All curbs, gutters, public sidewalks and the public parkways shall be protected by planks, dirt or other suitable approved materials before trucks, heavy equipment or earth-moving equipment may cross from the street to private property.

After all operations have been completed, all construction materials shall be removed and all private and public property restored. Any cracked curb, gutter or sidewalk shall be replaced at the contractor's/owner's expense.

(d) *Section 3308.3* is created and approved to read as follows:

3308.3 Moving buildings. No person shall move any building on, through or over any street, alley, sidewalk or other public place without having obtained a permit. The applications shall include the proposed route and the number of days required for the move.

3308.3.1 Cash bond. A cash bond in the amount specified in chapter 5, article XI of the Code of Ordinances of the Village of Vernon Hills, executed with a lawful corporate surety, approved by the building official, conditioned upon the applicants compliance with all of the provisions of this section, and agreeing to pay and hold the village harmless from any claim which may be made against it by reason of occupation of any street, alley, sidewalk or other public place by the building or structure moved shall be submitted with the application.

3308.3.2 Disconnection of and reconnection of utility wires. Wherever it shall be necessary to interfere with wires or cables of a public utility in moving a building, the terms of any special or franchise ordinance governing shall apply, and the bond therein specified shall be given. If no such terms apply, then the building official shall estimate the expense of relocation and/or repairing the wires and the amount of the bond to be given to cover the expense.

Secs. 5-41. Appendices

As stated in the International Building Code, the provisions of the appendices are not mandatory unless specifically referenced in the adopting ordinance. The following appendices of the International Building Code are hereby adopted by reference:

- (a) Appendix I Patio Covers
- (b) Appendix K Administrative Provisions

Secs. 5-42—5-55. Reserved.

ARTICLE III. ONE AND TWO FAMILY DWELLING CODE

Sec. 5-56. Adoption.

The regulations of the 2024 edition of the International Code Council (ICC) International Residential Code for One and Two Family Dwellings as published by the International Code Council Incorporated are hereby adopted as the regulations governing the design, installation, maintenance, alteration, and inspection of one and two family dwellings in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the international code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail and shall be applied as the applicable law of the village.

Sec. 5-57. Chapter I, Administration.

- (a) *Section R101.1* is deleted and in its place is approved to read as follows:

R101.1 Title: These provisions shall be known as the Residential Code for One and Two Family Dwellings of the Village of Vernon Hills, Illinois, and shall be cited as such and will be referred to herein as "this code".

- (b) *Section R103.1* is hereby amended to read as follows:

Section R103.1 Creation of agency. The Building Division of the Community Development is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- (c) *Section R103.2* is deleted and in its place is approved to read as follows:

R103.2 Appointment: The Building Commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the Community Development Director shall serve as the building commissioner. The use of the term "building official" in this Code shall mean the Community Development Director / Building Commissioner of the Village of Vernon Hills.

(d) *Section R105.2* is deleted and in its place is approved to read as follows:

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. Painting, papering, tiling, carpeting, replacement of existing cabinets and counter tops, and similar finish work.
2. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
3. Swings and other playground equipment accessory to a one- or two-family dwelling.
4. Window awnings supported by an exterior wall.
5. Modular / pre-fabricated sheds and storage units 40 sq ft or less.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

Repairs and maintenance: A permit shall not be required for minor repair work.

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

Repairs and maintenance: A permit shall not be required for minor repair work.

1. Portable heating appliance.
2. Portable ventilation appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of one horsepower (746 W) or less.

Plumbing:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

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- (e) *Section R105.5* is deleted and in its place is approved to read as follows:

R105.5 Expiration: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work or if the authorized work is not completed within one year after commencing construction.

If a permit expires by failure to begin construction within six months of the date of issuance of the permit, the permit holder must repeat the application process and pay all fees as required for a new permit. A new permit will not be issued if zoning variances or other variations and/or approvals have expired.

If a permit expires by failure to complete construction within one year after the date of commencing construction, the permit holder must renew the permit within the succeeding two months. A renewal fee of 20 percent of the original permit fee shall be paid to the village and the permit shall be renewed for a one-year period, commencing from the date of payment of the renewal fee or the date which is two years after the issuance date of the original permit, whichever is later. No additional renewals shall be made, except by the action of the village president and the board of trustees.

If the permit is not renewed as provided herein, all previous construction, if any, shall be removed and the property restored as required by the section of this code governing demolition of structures. All fees paid theretofore shall be forfeited to the village and any zoning or other approvals or any variances from the zoning ordinance or other ordinances or codes, if any, shall become null and void. Further, if the permittee does not remove all previous construction and restore the property as required by this code, the village, through its employees or agents, shall remove same and restore the property and recover its expenses by filing a lien against the property, or by any other legal action permitted by law.

- (f) *Section R106.1.1* is deleted and in its place is approved to read as follows:

R106.1.1 Information on Construction documents: The application for the permit shall be accompanied by plans in the quantity and methods described on the form provided by the Village. When quality of materials is essential for conformity to this code, specific information shall be given to establish such quality; and this code shall not be cited, or the term "legal" or its equivalent be used, as a substitute for specific information.

- (g) *Section R106.1.2.1* is created and approved to read as follows:

R106.1.2.1 Manufacturer's instructions and recommendations: Where the code does not provide specific installation details or instructions and/or the code does not specifically address the proper application or prohibition of use of specific materials, devices, equipment and assemblies of components, the manufacturer's installation instructions, and recommendations for the proper installation and use of the specific materials, devices, equipment and assemblies of components shall govern.

- (h) *Section R106.2* is deleted and in its place is approved to read as follows:

R106.2 Site plan and plat of survey. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate plat of survey. A plat of survey prepared, signed and sealed by an Illinois Registered Land Surveyor, showing all boundaries of the property, setback lines, all existing improvements and all easements of record shall also accompany a permit application.

In the case of demolition, the site plan shall show construction to be demolished and the locations and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan and plat of survey when the application for permit is for alteration or repair or when otherwise warranted.. This requirement may be waived for the projects involving interior work only.

- (i) *Section R106.2.1* is created and approved to read as follows:

R106.2.1 As-built surveys. After construction of the foundation and prior to start of framing, an as-built plat of survey, prepared by a State of Illinois Registered Land Surveyor shall be submitted to the building division for review and approval. This survey shall show the location of the foundation on the lot, including distances to lot lines, the elevation(s) of the top of foundation and all steps and brick ledges in reference to USGS datum, the existing and proposed grading plan elevations, slope of proposed driveway and shall clearly show that no part of the foundation is encroaching upon any public and/or utility easements or required front, rear and side yards. Upon completion of the work authorized by the building permit and prior to issuance of a certificate of occupancy a final as-built survey shall be submitted to the building division. This survey shall show the building or structure location on the lot with reference to all lot lines, all recorded easements, top of foundation elevation and the lot's topographical information.

- (j) *Section R106.3* is deleted and in its place is approved to read as follows:

R106.3 Examination of documents: The building commissioner shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The building commissioner may, at his discretion, employ services of outside consultants to review construction documents in whole or in part to determine compliance with this code. Such outside review services may involve structural review, fire protection review, elevator review and any other type of review as determined necessary by the building commissioner. The cost of such reviews shall be paid to the village by the applicant prior to the permit being issued.

The Board of Trustees shall have no authority to waive the requirements of this code, except upon the review of the Building Commissioners recommendation and a determination that the requested waiver is functionally equivalent to the code and will pose no threat to public health and safety.

- (k) *Section R108.2* is deleted and in its place is approved to read as follows:

R108.2 Fees, bonds, insurance: Permit fees and cash property restoration bonds shall be paid in accordance with Chapter 5, Article XI of the Village of Vernon Hills Code of Ordinances. Evidence of an adequate liability and workman's compensation insurance shall be presented as required in Article XI.

- (l) *Section R108.5* is deleted and in its place is approved to read as follow:

R108.5 Refunds: The building commissioner may authorize a refund when based on exceptional or unusual circumstances. Administrative fees and plan review fees shall not be refunded following permit distribution and review, respectively.

- (m) *Section R110.1* is deleted and in its place is approved to read as follows:

R110.1 Certificate of occupancy: Final and temporary certificates of Occupancy shall be issued in accordance with Article 21 of the Village of Vernon Hills Zoning Ordinance.

- (n) *Section R112.1* is deleted and in its place is approved to read as follows:

R112.1 General. Any person shall have the right to appeal a decision of the Building Commissioner. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not apply, or an equivalent form of construction is to be used.

The Committee of the Whole shall serve as the appeals committee.

The Board of Trustees shall have the right to sustain, overrule or modify the decision or interpretation as made by the Building Commissioner upon recommendation of the appeals committee after a hearing. The Board of Trustees shall have no authority to waive the requirements of this code, except upon the review of the Building Commissioner's recommendation and a determination that the requested waiver is functionally equivalent to the code and will pose no threat to public health and safety

(o) *Section R112.2* is deleted and in its place is approved to read as follows:

R113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form on construction is proposed.

(p) *Section R112.3* is deleted and in its place is approved to read as follows:

R112.3 Qualifications. The appeals committee may require independent subject matter expert testimony at its discretion when hearing an appeal.

(q) *Section R112.4* is created and approved to read as follows:

R112.4 Administration. The building official shall take immediate action in accordance with the decision of the appeals committee and Board of Trustees.

(r) *Section R113.4* is deleted and in its place is approved to read as follows:

R113.4 Violation penalties: Any person, firm, corporation or entity who shall violate any of the provisions of this code or shall fail to comply with any of the requirements thereof, or who disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any provisions of this code, or who shall refuse or neglect to remedy a violation of this code, or who shall erect, construct, alter, repair or occupy a building or structure in violation of an approved plan or directive of the building commissioner, or a permit, or a certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine as specified in Chapter 25, Comprehensive Fees and Penalties. Each day that a violation continues shall be deemed a separate offense. In addition, the corporate authorities of the village may institute an action in any lawful court in the State of Illinois for such additional legal and/or equitable relief as may be deemed fit in accordance with the statutes of the State of Illinois.

(s) *Section R114.4* is deleted and in its place is approved to read as follows:

R114.4 Unlawful continuance: Any person who shall continue any work in or about the structure after having been served with a "stop work order", except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable for a fine in accordance with this code. No person shall remove a "stop work order" unless authorized by the building commissioner or their designee.

Sec. 5-58. Chapter III, Building Planning.

(a) *Table R301.2* is amended and approved to read as follows:

Table R301.2. Within the "Climatic and Geographic Design Criteria" table; insert the following design criteria for each category as follows:

Ground Snow Load	30 lbs/sq.ft.
Wind Design:	
Wind Speed	115 mph
Topographic effects	No
Special Wind Region	No
Windborne debris zone	No
Seismic Design Category	B
Subject to Damage From:	
Weathering	Severe
Frost Line Depth	42"
Termite	Moderate to Heavy
Winter Design Temp.	-4 Degrees Fahrenheit
Ice Barrier Required	Yes
Flood Hazards	a. NFIP entry: 1972

Air Freezing Index
Mean Annual Temp

b. FIRM effective date: September 18, 2013, revised to the latest published edition
c. Panels 17097C0251K, 17097C0252K, 17097C0256K, 17097C0253K, 17097C0254K, 17097C0258K, 17097C0163K, 17097C0164K
1800 BF-Days/100 Years
48 Degrees Fahrenheit

Table R301.2: "Manual J Design Criteria" portion of table: Delete in its entirety. Mechanical contractors shall supply Manual J for the specific project with all HVAC permit applications.

(b) *Section R309.6* is created and is approved to read as follows:

R309.1 Opening protection: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/4 inch (44 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/4 inch (44 mm) in thickness or a minimum one-hour fire-rated door.

(c) *Section R309.7* is created and is approved to read as follows:

R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 5/8-inch (15.9 mm) type X fire-rated gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch (15.9 mm) type X fire-rated gypsum board or equivalent.

(d) *Section R311.3* is deleted and in its place is approved to read as follows:

R311.3 Floors and Landings at exterior doors: There shall be a floor or landing on each side of each exterior door. Landings shall have intermediate supports or have structural reinforcement adequate for spanning between the supports. Exterior landings must be supported on wing walls reinforced with 2 - #4 [two #4] bars or a minimum eight-inch (203 mm) wide concrete foundation wall. The width of the landing shall not be less than the door served. Every landing shall have a minimum dimension of 36" in the direction of egress travel.

Exception: At the exterior side of sliding doors the floor or landing at a door shall not be more than 7 3/4 inches (196 mm) lower than the top of the threshold.

Exception: The landing at an exterior doorway shall not be more than 7 3/4 inches (196 mm) below the top of the threshold, provided that the door, other than an exterior storm or screen door, does not swing over the landing.

(e) *Section R313.1.2* is created and approved to read as follows:

R313.1 Townhouses: Each townhouse shall be considered a separate building/unit and shall be separated by fire-resistive rated assemblies meeting the requirements of section R321.1. Dwelling units shall be separated from each other by a wall and/or floor-ceiling assemblies of not less than 1-hour fire-resistive rating when tested in accordance with ASTM E 119 and constructed of concrete and/or masonry. Fire-resistance rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. Existing townhouse buildings damaged by fire or other causality, where the restoration cost exceeds 50 percent of the current value, shall comply with the fire sprinkler requirement.

(f) *Section R313.2.2* is created and approved to read as follows:

R313.2 One and Two family Dwellings: Dwelling units shall be separated from each other by a wall and/or floor-ceiling assemblies of not less than 1-hour fire-resistive rating when tested in accordance with ASTM E 119 and constructed of concrete and/or masonry. Fire-resistance rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. Existing one and two-family dwellings damaged by fire or other causality, where the restoration cost exceeds 50 percent of the current value, shall comply with the fire sprinkler requirement.

(g) *Section R317.5* is created and approved to read as follows:

R317.5 Vapor retarder: The vapor retarder shall be six-mil polyethylene lapped not less than six inches (152 mm), Kraft-faced insulation or other approved material.

(h) *Section R328* is created and approved to read as follows:

SECTION R328 ACCESSORY STRUCTURES

R328.1 Accessory storage sheds and modular units. Accessory storage sheds (greater than forty (40) square feet in floor area) and modular storage units (forty (40) square feet in floor area or less) erected on residentially zoned property shall be subject to the following conditions:

1. *Number and size.* Unless otherwise restricted by a subdivision development agreement, every residentially zoned property shall be limited to one (1) storage shed, with a maximum floor area of 120 square feet, and/or two (2) modular storage units as described herein.
2. *Location.* Storage Sheds (greater than forty (40) square feet in floor area) shall comply with the provisions set forth in Appendix B—Zoning Ordinance. Modular storage units (forty (40) square feet in floor area or less) may be erected adjacent to the principal dwelling in the side and rear yards only.
3. *Anchoring.* All storage sheds shall be securely anchored to a concrete pad (4" concrete over 4" compacted gravel, minimum).
4. *Permit Required.* Any person, firm, corporation or any other entity that plans to erect a storage shed that exceeds forty (40) square feet in floor area, shall obtain a permit and pay a permit fee as specified in Chapter 25—Comprehensive Fees and Penalties prior to commencing work.

(i) *Section R329* is created and approved to read as follows:

SECTION R329 WINDOW WELL COVERS.

R329.1 Window well covers. All window wells shall have a protective cover capable of supporting a 250-pound (113.5 kg.) load, to prevent people and animals from falling into the well. Window well covers for emergency escape and rescue openings shall be installed in accordance with section R310.

(j) *Section R330* is created and approved to read as follows:

SECTION 326 SPECIAL ARCHITECTURAL PROVISIONS.

R330.1 Materials: Unless otherwise approved by the Board of Trustees, all structures in the Village of Vernon Hills shall be constructed of high-quality permanent materials designed to be durable, colorfast, and easily maintained. All buildings and structures shall have exterior walls constructed of attractive materials such as, face brick, natural or cultured stone, glass, EFIS, or other approved non-combustible materials. Soffit, fascia and exterior trim work shall be constructed of cedar material. All wood materials shall be primed on all sides prior to installation. Pole barn construction and light steel type buildings are expressly prohibited.

Exception: For buildings taller than one story, the exterior materials above the first floor may be of cedar siding, or textured fiber-cement siding in addition to those materials noted above. Other premium materials may be approved for use by the building commissioner. All wood materials shall be primed on all sides prior

to installation. Upon application, the board of trustees may modify these provisions to allow for other materials (cedar siding, fiber-cement siding, stucco, etc.) below the 2nd floor.

R330.2 Monotony of residential dwellings: All architectural plans for residences or dwelling units which are not custom built and singly unique in their design to be constructed in any subdivision shall be submitted to the planning and zoning committee for a review and recommendation to the board of trustees. Such plans shall include the plans for models for residences or dwellings commonly referred to as tract or production homes. The board of trustees shall approve all such plans before a building permit shall be issued. In making their recommendation to the board of trustees the planning and zoning committee shall consider such factors as the building(s) appearance, exterior building materials, roof lines, color choices, dwelling unit size and compatibility with surrounding buildings. No single-family detached residence or single-family dwelling unit shall be erected in the village which is of the same or similar design as the dwelling units or residences located on the same side of the street unless there is a minimum separation of six lots between each similar design. The intervening streets shall be disregarded. No residence or dwelling unit shall be erected which would be of the same or similar design as the residence or dwelling unit across the street and within 100 feet (30,480 mm) from it as measured horizontally from property line to property line.

When, in the opinion of the building commissioner, such residences or dwelling units are not of sufficiently dissimilar design, the particular residence or dwelling unit in question shall be varied in elevation and with the use of exterior building materials.

- (k) *Section R401.2* is deleted and in its place is approved to read as follows:

R401.2 Requirements: Foundation construction shall be capable of accommodating all loads according to section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. In any event footings shall not be installed on soils having bearing capacity of less than 3,000 psf (143.7 kN/m²) without being engineered by a State of Illinois Registered Structural Engineer.

All concrete footings shall be continuous, including changes in foundation elevation.

- (l) *Section R402.1 Wood foundations* is deleted.

- (m) *Section R403.1* is deleted and in its place is approved to read as follows:

R403.1 General. All exterior walls shall be supported on continuous solid concrete footings or other approved structural systems which shall be of sufficient design to accommodate all loads according to section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Footings shall not be installed on vegetation or frozen soil.

- (n) *Section R403.2 Footings for wood foundations* is deleted.

- (o) *Section R404.1.2* is deleted and in its place is approved to read as follows:

R404.1.2 Concrete foundation walls. A minimum of two #4 steel reinforcement bars shall be placed continuously at top and bottom of all concrete foundation walls unless otherwise provided by a structural design.

- (p) *Section 404.1.6* is deleted and in its place is approved to read as follows:

R404.1.6 Height above finished grade. Concrete foundation walls shall extend above the finished grade adjacent to the foundation at all points a maximum of 12 inches (305 mm) and a minimum of four inches (102 mm) where masonry veneer is involved and a minimum of six inches (152 mm) elsewhere. Where existing conditions warren, the building official may allow less than the minimum prescribed dimension.

- (q) *Sections R404.1.8 Rubble stone masonry* is deleted.

- (r) *Section R404.2 Wood foundation walls* is deleted.

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- (s) *Section R405.1* is deleted and in its place is approved to read as follows:

R405.1 Concrete foundations: Drains shall be provided on the outside of all basement foundations, on the outside of all crawl space foundations, in all window wells, and around all concrete foundations that retain earth. A minimum four-inch (102-mm) diameter perforated drainage pipe or other approved system or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into the storm sewer or if none is available to a drainage ditch. The perforated pipe shall be placed on a minimum of two inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and be covered with not less than six inches (153 mm) of the same material. The crushed stone fill shall extend a minimum of one foot (305mm) beyond the outside edge of the footing and six inches (153 mm) above the top of the footing and be covered by an approved filter membrane.

Where the water table, topography, building configuration, or other unusual conditions prevail, additional drain tile may be required or additional cross lines, connections or other safeguards against water infiltration into the building may be required by the building commissioner to protect the health, safety or welfare of the occupants. When inside and outside drainage tile systems are utilized, interconnection shall not be permitted.

When a sump pump is not connected to the storm sewer, it shall be discharged at a point located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five feet from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.

- (t) *Section R405.2 Wood foundations* is deleted.
- (u) *Section R406.3 Dampproofing for wood foundations* is deleted.
- (v) *Section R408.4* is amended and approved to read as follows:

R408.4 Access: An access opening of 22 inches by 30 inches (558.8 mm by 762 mm) shall be provided to the under-floor space. See section M1305.1.4 for access requirements where mechanical equipment is located under floors.

- (w) *Section R504 Pressure preservative treated-wood floors (on ground)* is deleted.
- (x) *Section R703.1* is deleted and in its place is approved to read as follows:

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in section R703.8. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer as required by section R703.2.

Exception: Aluminum and vinyl siding may only be allowed for use on the existing buildings and only in the subdivisions where such materials have already been installed. Except for textured fiber-cement siding, aluminum soffit and fascia, aluminum and vinyl siding shall not be used in the subdivisions where only solid cedar and masonry have been used in original construction.

The use of aluminum and vinyl siding in new construction can be authorized only by the Village of Vernon Hills Board of Trustees.

- (y) *Table R703.4* is amended and approved to read as follows:

Table R703.4. Under the heading "Nominal Thickness" replace ".035" with ".044" under Vinyl Siding.

Table R703.4. Delete the entire row "Horizontal Aluminum, Without Insulation, 0.019mm Thickness."

- (z) *Section R801.3* is deleted and in its place is approved to read as follows:

R801.3 Roof drainage/gutters and downspouts: Roofs of all buildings shall have the means of concentrating storm water. Residential downspouts not connected to the storm sewer shall discharge directly onto splash blocks located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five feet (1,524 mm) from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. If this cannot be achieved, the downspouts shall be directly connected to a storm sewer. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.

(aa) *Section R902.1* is deleted and in its place is approved to read as follows:

R902.1 Roofing covering materials: Roof covering shall be architectural laminated random-tab type shingles (30-year warranty minimum) or wood shakes and comply with the standards and requirements as set forth in sections R904 and R905. Class A roofing shall be installed in areas designated by law as requiring their use or when the edge of the roof is less than three feet (914 mm) from a property line. Class A roofing is required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered class A roof coverings. With the approval of the building commissioner, alternative class A roofing materials may be substituted for architectural shingles or wood shakes.

(bb) *Section R905.1.2* is deleted and in its place is approved to read as follows:

R905.1.2 Ice protection: An ice barrier that consists of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building and along all valleys. For cathedral ceilings and for roof slopes less than 4:12, self-adhering polymer modified bitumen sheets shall extend from the eaves edge to the ridge.

(cc) *Section R905.2.8.5* is amended and approved to read as follows:

R905.2.8.5 Drip Edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches. Drip edges shall extend not less than ¼" below the roof sheathing and extend up back onto the roof deck not less than 2-⅝". The drip edge shall maintain a minimum of ⅜" clearance from the fascia board. Drip edges shall be mechanically fastened to the roof deck at not more than 12" o.c. with fasteners as specified in section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.

(dd) *Section R1001.1* is deleted and in its place is approved to read as follows:

R1001.1 General. Masonry fireplaces shall be constructed in accordance with this section and the applicable provisions of chapters 3 and 4. The narrowest portion of a masonry fireplace chimney shall not be less than two-thirds of its widest portion. All attachments to the clay liner, such as rain caps or spark arrestors, shall be black in color.

(ee) *Section R1004.1.1* is created and approved to read as follows:

R1004.1.1 Chimney termination enclosure: All factory-built chimneys shall be enclosed in accordance with Section M1801.1.1.

(ff) *Section R1005.1.1* is created and approved to read as follows:

R1005.1.1 Chimney termination enclosure: All factory-built chimneys shall be enclosed in accordance with Section M1801.1.1.

Sec. 5-59. Chapter XVI, Mechanical.

(a) *Section M1601.1.1* is deleted and in its place is approved to read as follows:

M1601.1.1 Above-ground duct systems: Above-ground duct systems shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to a maximum of 250°F (121°C).
2. Factory-made air ducts shall be constructed of class 0 or class 1 materials as designated in table M1601.1.1(1).
3. Fibrous duct construction shall conform to the SMACNA "Fibrous Glass Duct Construction Standards" or NAIMA "Fibrous Glass Duct Construction Standards."
4. Minimum thicknesses of metal duct material shall be as listed in table M1601.1.1(2). Galvanized steel shall conform to ASTM A 525.
5. Gypsum products are permitted to be used to construct return air ducts or plenums, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.
6. Duct systems shall be constructed of materials having a flame-spread index not greater than 200.

(b) *Section M1601.1.2* is deleted and in its place is approved to read as follows:

M1601.1.2 Underground duct systems: Underground duct systems shall be constructed of approved plastic. The maximum duct temperature for plastic ducts shall not be greater than 150°F (66°C). Nonmetallic ducts shall be installed in accordance with the manufacturer's installation instructions. Plastic pipe and fitting materials shall conform to cell classification 12454-B of ASTM D 1248 or ASTM D 1784 and external loading properties of ASTM D 2412. All ducts shall slope to an accessible point for drainage. Where encased in concrete, ducts shall be sealed and secured prior to pouring any concrete.

(c) *Section M1601.5 Under-floor plenums* is deleted.

(d) *Section M1801.1.1* is created and approved to read as follows:

M1801.1.1 Chimney and vent enclosures and caps:

1. All chimneys and vents used for venting wood-burning appliances shall be enclosed in a chimney chase. Exterior finish materials shall match or compliment the predominant exterior finish material of the dwelling. All portions of the venting system, including termination spark arrestors and rain caps, that penetrate through the chimney chase shall be black in color.
2. All intake and exhaust vents used for venting water heaters, furnaces and similar appliances that penetrate through the roof shall be installed at the minimum height allowed by the manufacturer specifications. Ideally, vents shall be installed below the ridge of the roof so the vent is not visible when viewed from the front property line and grouped within the same enclosure when more than one is present. All portions of the venting system, including termination rain caps, may remain their natural color when installed through the roof.
3. If manufacturer specifications require an intake or exhaust vent to terminate more than three feet above the roof, said vent shall be enclosed in a chimney chase. All portions of the vents, including termination rain and spark arrestor caps that penetrate a chimney chase shall be black in color.

(e) *Section M1804.2* is deleted and in its place is approved to read as follows:

M1804.2 Termination enclosure: Vent termination shall comply with sections M1804.2.1 through M1804.2.6. All vents shall be enclosed in accordance with section M1801.1.1.

(f) Section M1905 is hereby inserted to read as follows:

M1905. Laundry drain pans / drip pans required.

1. Unless installed in an unfinished basement or lower level location with direct access to a floor drain, the washing machine shall installed over a drain pan / drip pan.

(g) *Chapter 22—Special Piping and Storage Systems* is deleted.

Sec. 5-60. Chapter XXIV, Fuel Gas.

(a) *Section G2414.5 Metallic tubing* is deleted.

(b) *Section G2427.5.3.1* is created and approved to read as follows:

G2427.5.3.1 Chimney termination enclosure: All chimneys shall be enclosed in accordance with section M1801.1.1.

(c) *Section G2429.2* is created and approved to read as follows:

G2429.2 Direct-vent termination enclosure: All vents shall be enclosed in accordance with section M1801.1.1.

(d) *Section G2430.3* is created and approved to read as follows:

G2430.3 Factory-Built chimney termination enclosure: All chimneys shall be enclosed in accordance with section M1801.1.1.

Sec. 5-61. Chapters 25 through 33, Plumbing.

Chapters 25 through 33 are deleted.

Sec. 5-62. Chapters 34 through 43, Electrical.

(a) *Chapters 34 through 43* are deleted.

Sec. 5-63. Safeguards during construction.

(a) The requirements referenced in IBC Chapter 33 (Section 5-40 of the Village Code) shall apply. Features such as protective barriers may be waived by the Building Official if it is determined that the scope of work poses little risk to public safety.

Sec. 5-64. Appendices.

The following appendices of the International Residential Code are hereby adopted by reference:

(a) Appendix BC – Accessory Dwelling Units (ADU), subject to the requirements of Appendix C, Zoning, of the Village Code.

(b) Appendix BE – Radon Control Methods, to also be in accordance with Illinois Public Act 97-0953.

(c) Appendix BF – Patio Covers

(d) Appendix BO – Existing Buildings and Structures

(i) Section BO101.2 shall be inserted to read as follows:

Section BO101.2 Automatic sprinkler systems. In the adoption of this appendix BO, it is the intent of the Village that Section R309 shall apply: automatic sprinkler systems shall not be required for additions or alterations in existing structures subject to the IRC that do not have an automatic sprinkler system installed. However, in the event of substantial improvements (as defined in R202) or additions equal to 110% or more of the existing floor area per the definition in the zoning code, the requirements for new construction shall apply. The Village may at its discretion require documentation to support cost estimates and market value estimates per the definition of substantial improvements.

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- (e) Appendix CA - Sizing and Capacities of Gas Piping
 - (f) Appendix CB - Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, and Appliances Listed for Use and Type B Vents
 - (g) Appendix CD – Piping Standards for Various Applications

Secs. 5-64—5-70. Reserved.

ARTICLE IV. OTHER BUILDING CODE REQUIREMENTS

Sec. 5-71. Security devices on dwellings—Purpose; scope; applicability.

- (a) *Purpose:* The purpose of this section is to provide minimum requirements for regulation and control of the design and construction of all residential buildings under the jurisdiction of the Village, with the objective of improving security in residential structures by limiting the opportunities for criminal activity.
- (b) *Scope:*
 - (1) The provisions of this section shall apply to the construction, alteration or repair of any building which has a residential use, located within the Village;
 - (2) In the case of additions or alterations to existing buildings, including conversion of nonresidential structures to residential use, the provisions of this section shall apply only to those portions of a building affected by the additions or alterations involved and not to the entire building.
- (c) *Applicability:* No person shall construct, own, maintain or occupy dwelling premises within the Village, except in compliance with the provisions of this section.

Sec. 5-72. Same—Definitions.

The following terms shall have the indicated meanings as used in this section:

Accessible balcony means a balcony in a dwelling unit located within ten feet of ground level or within ten feet of any fire escape or other structure.

Accessible window means any window located less than ten feet above ground level or within ten feet of any fire escape or other structure.

Buzzer reply intercom system means an electrically powered communication system composed of two parts:

- (1) A two-way audio intercom, allowing a person at the main entry door of a multiple dwelling to speak to a person within each dwelling unit; and
- (2) An electric strike allowing a person in any dwelling unit to unlatch the main entry door remotely.

Cylinder guard means a hardened steel ring or plate surrounding the otherwise exposed portion of a lock cylinder which is so fastened as to be free from turning and prying, cutting or pulling by attack tool.

Deadbolt means a bolt that is not beveled; has no automatic spring action and is operated by a key cylinder, thumbturn or lever, and which is positively held fast when in the projected position.

Deadlatch means a latch which is positively held in the latched position within a strike plate when the door is closed, by means of an added integral slide trigger mechanism, and is again released by a key from the outside and a knob or similar actuator from the inside.

Door closer means an approved device that closes a door automatically.

Glazing exterior doors includes all glazing of exterior doors, patio doors, door sidelights, and door transom glazing.

Interior common use doors means doors leading into areas within multiple dwellings, outside the private areas of individual dwelling units, and used by all residents and maintenance staff of the building. These areas are most commonly used for circulation within the building and include lobbies, stairs, corridors, storage area rooms, garbage chute rooms, utility rooms and other tenant use rooms.

Interior private area doors means those doors leading directly into a private dwelling or the entrance door of an apartment in a multiple dwelling.

Multiple dwelling means any structure or building used or designed to provide more than one dwelling unit using common entrances and common areas to gain entrance to interior private area doors. The dwelling units may be designated rental, condominium or any other form of ownership.

Patio door means a sliding glass door or swinging door having more than ten square feet of glass area which serves as a means of ingress or egress to a patio or balcony.

Private dwelling means any building or structure used as a residence by one family unit, with the exception of a mobile home; includes buildings of two units or more which have direct access to the outside.

Rabbeted jamb means a door jamb constructed so that the portion of the jamb forming the door stop is either part of the same piece as the rest of the jamb, or is securely set into a deep groove in the jamb. The stop is not a separate piece of material nailed, screwed, glued, or otherwise attached to the surface of the jamb.

Security strike means a heavy gauge steel jamb reinforcing plate with at least one screw that penetrates through the jamb into the rough buck.

Single cylinder deadbolt means a bolt which has no automatic spring action and which is operated by a pin tumbler cylinder key from the outside and a thumbturn or lever on the inside and is positively held fast when in the projected position.

Solid core flush door means a door constructed of wood or metal clad, which shall have a nominal one and three-fourths (1¾) inch thickness around the perimeter of the door.

Sec. 5-73. Same—Single-family attached and single-family detached dwellings.

(a) *Exterior doors:*

- (1) "Exterior doors" means all exterior doors and doors leading from garage areas into dwelling units;
- (2) Out swinging doors shall be permitted, having hinges installed that cannot be violated;
- (3) Exterior doors may be glazed with a minimum of one-quarter-inch tempered plate glass;
- (4) Each exterior door, except patio doors, shall be equipped with a keyed lockset with a deadlatch and a separate deadbolt with a one-inch throw. Deadbolts shall be located a minimum of six inches from the lockset;
- (5) Each door will be equipped with a security strike plate;
- (6) Side lights are permitted with a minimum one-half-inch tempered plate or one-quarter-inch tempered insulating glass.

(b) *Patio door, sliding glass:*

- (1) Each sliding dwelling unit entry door shall be constructed and installed so that when it is in the locked position, it can withstand a force of 300 pounds applied in any direction to any nonglazed portion of

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- the door, without disengaging the lock or allowing the door to be opened, lifted out of its track, or otherwise removed from the door opening;
- (2) Single sliding patio doors shall be installed so that the movable section of the door slides on the inside of the fixed section, unless specifically manufactured to be installed with the movable section of the door on the outside and constructed to comply with deadbolt requirements above or equivalent latching device;
 - (3) Glazing shall be not less than five-eighths-inch tempered insulating glass.
- (c) *Accessible windows:*
- (1) A window shall be constructed so that it cannot be lifted from the frame while in a locked position.
 - (2) Window locking devices shall be capable of withstanding a force of 150 pounds applied in any direction;
 - (3) On louvered windows the louvered portion of accessible window shall not exceed two square feet and the window shall meet requirements for accessible windows.

Sec. 5-74. Same—Multiple-family dwellings.

- (a) *Common entrance doors:*
- (1) Each common entrance door, including any entrance door which provides access into a multiple dwelling, shall be fitted with a deadlatch having a minimum one-half-inch throw, which allows egress from the inside of the building by operating a knob, lever or similar device. Use of a key in a lock utilizing a bored cylinder with a minimum of a five pin tumbler operation is necessary to gain access;
 - (2) Each common door will be equipped with an approved door closing device;
 - (3) Each door shall be a solid core flush door as defined in section 5-72.
- (b) *Main entrance door.* In addition to the above, all main entrance doors for buildings in excess of six units with a common entrance will be equipped with a buzzer-reply intercom system, as previously defined.
- (c) *Interior private entrance doors:*
- (1) All interior private entrance doors will be constructed and equipped as required under section 5-73(a), "Exterior doors". No glazing is permitted.
 - (2) A one-way viewer shall be located in the door.
- (d) *Patio doors, patios or balconies:*
- (1) All patio-type sliding doors will be constructed and equipped as required under section 5-73(b), "Patio doors, sliding glass".
 - (2) Swinging-type doors to conform to section 5-73(a), "Exterior doors".
- (e) *Accessible windows.* All accessible windows will be constructed and equipped as required section 5-73(c), "Accessible window".

Sec. 5-75. Numbering of buildings.

- (a) *Street address number required.* It shall be unlawful for any owner or occupant of any building within the village to permit any structure or building to be owned or occupied without designating thereon the street

address number as assigned thereto by the village and to fail to display the address number in accordance with the requirements of this section.

(b) *Number design.*

- (1) Street address numerals of an approved design may be attached to, or depicted directly on, the building, but in any event shall be visible from the main accessway to the address and shall be and remain unobstructed.
- (2) The minimum size of the street address numerals shall be proportionate to the distance that the main accessway of the property is to the location of the building, in accordance with the following schedule.

Size of Numerals

Distance	Height (inches)	Width of Stroke (inches)
0 to 65 feet	3	$\frac{1}{2}$
65 to 100 feet	4	$\frac{3}{4}$
100—up feet	6	1

- (3) The numbers on the building shall be arabic in style, shall be block numerals, and shall be of contrasting color as compared with the surface on which the numbers are mounted, drawn or displayed, and shall be separate from any other permissible sign upon the structure or building.
- (c) *Applicability.* This section shall apply to all structures within the village; provided, that the owners or occupants of existing structures shall not be deemed guilty of a violation hereunder unless they shall fail to comply with this section within 30 days after such time as the numbering sign or designation of street address on the property shall be replaced, changed or redesigned. Compliance with this section shall be a condition for the issuance of a certificate of occupancy in addition to all other ordinances pertaining thereto.
- (d) *Effect of sign regulations.* In the event of conflict between this section and Chapter 19 of the Code of Ordinances, pertaining to building street number signs, the provisions of this section shall control.

Sec. 5-76. Underground landscaping sprinkler systems.

The installation of privately owned and operated underground landscaping sprinkler systems is permitted subject to the following conditions and requirements:

(a) *General requirements.*

- (1) Building permits are required for all underground landscaping sprinkler systems. Where the installation of a permitted sprinkler system is in the public rights-of-way of the village, the owner of said sprinkler system shall be the holder of legal title of the real estate of which the sprinkler system is an extension from private property into the public property.
- (2) Building permit applications shall be accompanied by four sets of the sprinkler system plans, which shall provide information in sufficient detail showing the pipe sizes and materials, connections, check valves, back water valves, RPZ valves, electrical wiring and controls, pumps, surge tanks if required, the pipe grid, sprinkler heads and their location and any other information necessary to determine compliance with the codes and ordinances of the village. One set of plans shall be delivered to the director of public works for his information. Permit and plan review fees shall be computed as specified in Article X. No installations work shall begin until the permit has been issued.

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- (3) Wherever the water would fall on public sidewalks or roadway, directional type sprinkler heads shall be used to direct the water onto the landscaping and away from the public way.
 - (4) All sprinkler systems shall be properly maintained at all times and, in the event that repairs are made, there shall be full restoration of all disturbed areas of lawn and/or landscaping, either equal to or better than that which existed prior to the repair work.
- (b) *Installation on public rights-of-way.*
- (1) The village retains full rights of ownership, use, management, maintenance and control of the land above, below and on the surface of the earth in any public rights-of-way where an underground landscaping sprinkler system is installed under the provisions of this code.
 - (2) All provisions of the general requirements above must be complied with, in addition to the provisions contained herein.
 - (3) In the event that the owner of the system (see subsection 5-76(a)(1) refuses or is unable to maintain or to repair the sprinkler system in the public rights-of-way, the village may have the repairs made or the village may order the removal of the sprinkler system from the rights-of-way, all at the owner's cost and expense. If the bills are not paid by the owner, the village may lien the property or take whatever legal action is permitted by law.

If the owner has made repairs but has not complied with subsection 5-76(a)(4) the village may proceed with any of the actions stated herein at the owner's expense. In the event that any public improvement, including, but not limited to, sidewalks, curb, gutter, roadways, street lighting base or cable or any other public improvement, is damaged by any malfunction of any part of the underground landscaping sprinkler system, the owner shall promptly repair same to the village engineer's satisfaction or the village may proceed with any of the actions stated herein at the owner's expense.
 - (4) The owner of the underground landscaping sprinkler system shall bear any and all liability expenses and costs as a result of any danger or injury to persons or property arising out of the use of the public rights-of-way by the owner for the installation, use, maintenance or repair of such underground landscaping sprinkler system. Repair of any damage to the underground landscape sprinkler system shall be the owner's responsibility.

Sec. 5-77. Miscellaneous requirements.

- (a) *Protection of existing curbs, gutters and public sidewalks.* All curbs, gutters, public sidewalks and the public parkways shall be protected by planks, dirt or other suitable approved materials before trucks, heavy equipment or earth-moving equipment may cross from the street to private property.

After all operations have been completed, all construction materials shall be removed and all private and public property restored. Any cracked curb, gutter or sidewalk shall be replaced at the contractor's/owner's expense.

- (b) *Enclosures of chimneys and vents.* All chimneys and mechanical vents for residential buildings, which are visible from any direction shall be enclosed as follows:
- (1) All chimneys and vents installed on the outside walls shall be enclosed in a chase having its exterior clad in full wythe [width] four-inch nominal thickness) masonry, or cultured or natural stone of two-inch nominal thickness. The most narrow portion of a chimney chase shall not be less than two thirds of the width of its widest portion.
 - (2) All chimneys and vents installed on the interior of buildings shall have that portion of the chimney or vent protruding through the roof enclosed in a chase having its exterior clad in cultured stone of two-

inch nominal thickness or masonry tile set in mortar and installed in the same manner as cultured stone. The details of construction of such enclosures shall be approved by the building commissioner.

Exception. Vents which extend less than 36 inches above the roof level as measured from the lowest to the highest point of the vent, including any attachments.

3. If a chimney or a vent is constructed of metal, that portion of metal chimney or vent that extends above the chimney/vent chase shall be covered by a section of clay chimney liner or other means, subject to the approval by the Building Commissioner, in order to imitate appearance of a full masonry fireplace chimney.
- (c) *Wood floor trusses.* Floor trusses for kitchen areas shall be installed 16 inches o.c., minimum, and floor trusses shall be doubled under all parallel partitions above, unless said partitions extend less than half the distance of the floor span, in which case, blocking every four feet o.c. will be acceptable.
- (d) *Design values for dimensional lumber.* Dimensional lumber sizes and spans shall not be less than those computed in accordance with the latest edition of Western Wood Products Association Western Lumber Span Tables. As an example, if a Canadian grading agency graded lumber of certain species is specified, the design for such lumber shall utilize values for corresponding or lesser strength species as established by Western Wood Product Association.
- (e) *Aluminum and vinyl siding.* Aluminum siding, if allowed by the building commissioner, shall have a minimum thickness of .024 inch, if used without an insulated backer board, or a minimum thickness of .019 inch with an approved backer board. Vinyl siding, if allowed by the building commissioner shall have a minimum thickness of .044 inch. Aluminum and vinyl siding can only be allowed for use on the existing buildings and only in the subdivisions where such materials have already been installed. These materials shall not be used in the subdivisions where only solid cedar and masonry have been used in original construction.

Use of aluminum and vinyl siding in new construction can be authorized only by the Corporate Authorities of the Village of Vernon Hills.

- (f) *Foundation and footings for walls of buildings and building additions.* All additions or attachments to any principal building, other than decks and screen porches, shall have foundation walls extended at least 42 inches below grade and shall bear on an undisturbed ground of adequate bearing strength for the full length of the walls of the additions. There shall be a minimum of eight inches and maximum of 12 inches of exposed concrete above the finished grade for all frame construction and four inches for solid masonry.
- (g) *Gutters and downspouts.* Roofs of all buildings shall have the means of concentrating stormwater and conveying it to a storm sewer. Downspouts of all buildings, except single-family buildings, shall be directly connected to a storm sewer. Residential downspouts not connected to the storm sewer shall discharge directly onto splash blocks located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. If this can not be achieved, the downspouts shall be directly connected to a storm sewer. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.
- (h) *Window wells.* All window wells shall have a protective cover to prevent people and animals from falling into the well.
- (i) *Concrete stoops.* Concrete stoops exceeding three feet in width and four feet in length shall have intermediate supports or have structural reinforcement adequate for spanning the stoop between the supports. Stoops wider than two feet must be supported on full foundations rather than wing walls, unless the wing walls have been reinforced adequately to support the imposed loads.
- (j) *Sump pumps.* All building sump pumps shall be directly connected to the storm sewerage system in accordance with this chapter. Existing sump pumps not connected to the storm sewer shall be discharged at

a point located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five [feet] from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. If this can not be achieved, the sump pump shall be directly connected to a storm sewer. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.

Sec. 5-78. Special architectural provisions.

- (a) *Introduction/Purpose.* It is the intent and purpose of this section to provide regulations that promote superior standard of architectural design through the use of high quality exterior materials. The encouragement of quality design will enhance property values and lend themselves to economically viable alternative uses in the future.
- (b) *Applicability.* This section shall apply to all new construction, renovation or expansion of office, commercial and retail buildings. Additionally, this section shall apply to all new residential buildings and/or developments containing five or more dwelling units.
- (c) *Definitions.*
 - (1) *Brick, natural:* is the building of structures or veneer walls from individual masonry units laid in and bound together by mortar. For the purpose of this section, the term shall not include synthetic products such as EIFS, cement based products such as stucco, nor faux brick.
 - (2) *Exposed aggregate panels:* Typically used with tilt-up panel construction, whereby the aggregate is exposed creating a stone finish. This type of finish shall only be acceptable in big box retail, commercial or warehouse uses as approved by the village board.
 - (3) *Stone, cultured:* A building component, such as a block or lintel that is manufactured or made from cast concrete with a facing that resembles natural stone.
 - (4) *Stone, natural:* Natural stone is made from real stone that is either collected (i.e. fieldstone); or quarried. The stone is cut to a consistent thickness and weight for use as a building component or veneer.
 - (5) *Textured architectural concrete:* is the process of adding texture and color to concrete to make it resemble stone, brick, slate, cobblestone and many other natural products. This product is typically used with tilt-up panel construction. This type of finish shall only be acceptable in big box retail, commercial or warehouse uses as approved by the village board.
- (d) *Approved exterior materials.* All structures in the Village of Vernon Hills, referenced herein by section 5-78(b), shall be constructed of high quality permanent materials designed to be durable, colorfast, and easily maintained. Unless otherwise approved by the village board, buildings shall have exterior walls (all sides) and roofs constructed of approved materials as follows:
 - (1) All exterior wall materials shall be natural brick, natural or cultured stone, glass, exposed aggregate panels, textured architectural concrete (pigmented or stained), or masonry veneers and similar approved materials. Note: Exposed aggregate panels and textured architectural concrete shall only be acceptable in big box retail, commercial or warehouse uses as approved by the village board.

Exceptions: The following building components shall be exempt from these standards.
 - a. Soffits, Fascia.
 - b. Doors and windows.
 - c. Architectural trim.
 - d. Ornamental features.

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- e. Bay and box bay windows, including walk out bays not greater than 24" in depth.
 - f. Dormers.
 - g. Roofed over porches.
 - h. Decks.
- (2) Roof covering shall be architectural laminated random-tab type shingles, wood shakes or clay tile shingles. Roof slope of the main roof visible from the street shall be a minimum of six inches of rise for 12 inches of run.

Sec. 5-79. Monotony housing controls relative to the plans of residences or dwelling units for any subdivision.

- (a) All architectural plans for residences or dwelling units, which are not custom built and singly unique in their design, to be constructed in any subdivision as set forth in Appendix B of this Code shall be submitted to the planning and zoning committee for a review and recommendation to the village board. Such plans shall include the plans for models for residences or dwellings commonly referred to as tract or production homes. The village board shall approve all such plans before a building permit shall be issued. In making their recommendation to the village board the planning and zoning committee shall consider such factors as the building(s) appearance, exterior building materials, roof lines, color choices, dwelling unit size and compatibility with surrounding buildings. No single-family detached residence or single-family dwelling unit shall be erected in the village or the unincorporated area over which the village has jurisdiction, which is of the same or similar design as the dwelling units or residences located on the same side of the street unless there is a minimum separation of six lots between each similar design. The intervening streets shall be disregarded. No residence or dwelling unit shall be erected which would be of the same or similar design as the residence or dwelling unit across the street and within 100 feet from it as measured horizontally from property line to property line.
- (b) When, in the opinion of the building commissioner, such residences or dwelling units are not of sufficiently dissimilar design, the particular residence or dwelling unit in question shall be varied in elevation, the use of exterior building materials and color shall be varied.

Sec. 5-80. Pavement sealants.

- (a) *Introduction/purpose.* It is the intent and purpose of this Section to provide regulations that protect the natural assets within the Village, including ponds, streams and wet lands, and which enhance the Village's environmental, recreational and cultural resources, and contribute to the health and welfare of the community.
- (b) *Applicability.* This Ordinance shall apply to the use of coal tar sealants on public and private property within the Village, and to the sale of coal tar sealants by businesses located within the Village.
- (c) *Definitions.*

Coal tar products means pavement sealant or sealcoat products that contain coal tar, coal tar pitch, coal tar derivatives, coal tar pitch volatiles, coal tar mixtures or any variation assigned the Chemical Abstracts Service (CAS) numbers 65996-93-2, 65996-89-6, or 8007-45-2.

Pavement sealing means the application of sealant or sealcoat products to maintain any surface, including but not limited to: a street, driveway, driveway approach, drive aisle, on or off-street parking area, sidewalk, bike trail, patio, sports facility, loading area or facility, roadway or similar paved surface.

Person means any individual, partnership, firm or corporation.

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- (d) *Sale of coal tar products prohibited.* No person shall sell, offer or display for sale within the Village, at wholesale or at retail, coal tar products of any kind.
 - (e) *Use of coal tar products prohibited.* On public or private property, no Coal Tar Products of any kind shall be applied or used on the surface of any street, driveway, driveway approach, drive aisle, on or off-street parking area, sidewalk, bike trail, patio, sports facility, loading area or facility, roadway or similar paved surface within the village.
 - (f) *Penalty.* Any person found violating any terms of this Chapter shall be found guilty of a misdemeanor and shall, upon conviction thereof, be fined in an amount not less than that described in the Village Code of Ordinances, chapter 25, comprehensive fees and penalties.

Secs. 5-81—5-89. Reserved.

ARTICLE V. PLUMBING CODE

Sec. 5-90. Illinois Plumbing Law adoption.

The provisions of the Illinois Plumbing License Law, 225 ILCS 320/0.01 et seq. and the regulations adopted thereunder in 68 Ill. Admin. Code 750.100 et seq. and 77 Ill. Admin. Code 890.110 et. Seq. (collectively Illinois Plumbing Law) shall regulate the licensing of plumbers, the registration of irrigation contractors, and the design and installation of plumbing systems, including but not limited to sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal. The Village hereby adopts the Illinois Plumbing Code, as may be subsequently amended from time to time, as the Plumbing Code for the Village of Vernon Hills.

Sec. 5-91. Reserved.

Sec. 5-92. General requirements.

- (a) *Sewer and water service connections:* The "Standard Specifications for Sanitary and Water Service Connections," as published by the Department of Public Works, Lake County, Illinois, latest edition, shall be the standard for the installation of all sanitary and water service connections in the village.
- (b) *Water meters:* Water meters shall be installed on all new water services before a certificate of occupancy is issued.
- (c) *Drain tile:* An approved sub-soil water drainage system with either mechanical or gravity discharge connected to a storm sewer, or if none is available, to a drainage ditch, shall be installed in the following situations:
 - (1) All basements: Drain tile shall be installed both on the inside and on the outside of the foundation footings;
 - (2) All crawl spaces: Drain tile shall be installed on the outside of the foundation footings;
 - (3) Split-level type with both a basement and a crawl space: Drain tile shall be installed on the inside and on the outside of the basement foundation footings, but the inside drain tile is not necessary around the crawl space area;
 - (4) Slab on grade: No drain tile is required except that all lines and trunks shall be pitched to drain to the furnace plenum and there shall be a drain tile installed under the plenum and extended beyond the foundation wall.

- (5) Additional requirements: Where the water table, topography, building configuration, or other unusual conditions prevail, additional drain tile may be required or additional cross lines, connections or other safeguards against water infiltration into the building may be required by the code official to protect the health, safety or welfare of the occupants.
- (6) Drain tile shall be laid in a minimum two-inch deep bed of gravel with a minimum of six inches of gravel cover. The joints and perforations of the drain tile shall be covered with building paper prior to inspection of the drain tile system.
- (d) *Drain pans required:* All clothes washers, water heaters, and furnaces installed on the first floor and above shall be installed in a drain pan connected to a trapped and vented opening.
- (e) *Storm drains, gutters and downspouts:*

Table 1 Size of Vertical Conductors and Downspouts

Size of Conductors or Downspouts (inches) ¹	Maximum Projected Roof Area (square feet)
2	720
2½	1,300
3	2,200
4	4,600
5	8,650
6	13,500
8	29,000

¹The equivalent diameter of square or rectangular downspouts may be taken as the diameter of that circle which may be inscribed within the cross-section area of the downspout.

See footnote - Table 2.

BUILDING STORM DRAIN. The size of the building storm drain or any of its horizontal branches having a slope of ½ inch or less per foot, shall be based upon the maximum projected roof area to be handled according to Table 2.

Table 2 Size of Horizontal Storm Drains¹

Diameter of Drain (inches)	Maximum Projected Roof Area for Drains of Various Slopes (square feet)		
	⅛-inch Slope	¼-inch Slope	½-inch Slope
3	822	1,160	1,644
4	1,800	2,650	3,760
5	3,340	4,720	6,680
6	5,350	7,550	10,700
8	11,500	16,300	23,000
10	20,700	29,200	41,400
12	33,300	47,000	66,600
15	59,500	84,100	119,000

¹Tables 1 and 2 are based upon a maximum rate of rainfall of 4 inches per hour. If it is desired to design for a maximum rate of rainfall greater than 4 inches per hour, then the figures for roof areas must be adjusted proportionately by multiplying the figure by four and dividing by the maximum rate of rainfall in inches per hour.

Table 3 Size of Gutters

Gutter Diameter ¹ (inches)	Maximum Projected Roof Area for Gutters of Various Slopes (square feet)			
	1/16-inch Slope	¼-inch Slope	½-inch Slope	¾-inch Slope
3	170	240	340	480
4	360	510	720	1,020
5	625	880	1,250	1,020
6	960	1,360	1,920	2,770
7	1,380	1,950	2,760	3,900
8	1,990	2,800	3,980	5,600
10	3,600	5,100	7,200	10,000

¹Gutters other than semicircular may be used provided they have an equivalent cross- section area.

Sec. 5-93. Illinois Plumbing Code amendments.

- a) *Section 890, Appendix A, Table A4, Approved Building Drainage / Vent Piping*, is amended to delete reference to ASTM F1760-2011 (Cellucore).

Secs. 5-94—5-110. Reserved.

ARTICLE VI. INTERNATIONAL MECHANICAL CODE

Sec. 5-111. Adoption.

The regulations of the 2024 edition of the International Mechanical Code as published by the International Code Council are hereby adopted as the regulations governing the design, installation, maintenance, alteration and inspection of mechanical systems in the village with such amendments as are hereafter set forth in this article. Where any provision of the International Mechanical Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail and shall be applied as the applicable law of the village.

Sec. 5-112. Administration.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:
101.1 Title. These regulations shall be known as the Mechanical Code of the Village of Vernon Hills, hereinafter referred to as "this code."
- (b) *Section 103.2 Appointment* is deleted and in its place is approved to read as follows:
103.1 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the code official.

Sec. 5-113. Ventilation.

- (a) *Section 404.4* is created and is approved to read as follows:
404.4 Loading docks. Loading docks shall be separate[d] from other spaces by a partition extending to the underside of the floor above or roof deck. A mechanical exhaust system shall be designed to maintain the levels of contaminants below those listed in table 403.4.

Sec. 5-114. Duct systems.

- (a) *Section 602.3 Stud cavity and joist space plenums* are deleted.
- (b) *Section 602.5* is created and is approved to read as follows:
602.5 Access. All plenums, under-floor and attic equipment installations shall be accessible through an opening, which shall be a minimum 22 inches by 36 inches.

Sec. 5-115. Chimneys and vents.

- (a) *Section 805.8* is created and is approved to read as follows:
805.8 Enclosure. In outside walls and above roofs factory-built chimneys shall be enclosed by a chase. The chase shall be fire stopped at not more than eight feet above the fire box and at all floor and roof penetrations. The chase shall be constructed in accordance with section 5-61 of the Village of Vernon Hills Code of Ordinances.
- (b) *Section 805.9* is created and is approved to read as follows:
805.9 Enclosure. The vent termination shall be located not less than five feet away from air conditioning condensers and electrical services.

Secs. 5-116—5-125. Reserved.

ARTICLE VII. INTERNATIONAL FUEL GAS CODE

Sec. 5-126. Adoption.

The regulations of the 2024 edition of the International Fuel Gas Code, as published by the International Code Council, are hereby adopted as the regulations governing the installation of fuel gas piping systems, fuel gas utilization equipment and related accessories in the village with such amendments as are hereafter set forth in this article. Where any provision of the International Fuel Gas Code as adopted conflict with any provisions of the Code of Ordinances of the Village of Vernon Hills as adopted, the Code of Ordinances shall be prevail as the applicable law of the village.

Sec. 5-127. International Fuel Gas Code amendments.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:
101.1 Title. These regulations shall be known as the Fuel Gas Code of the Village of Vernon Hills hereafter referred to as "this code".
- (b) *Section 103.2* is deleted and in its place is approved to read as follows:
103.2 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the Code Official.

Sec. 5-128. Piping installations.

- (a) *Section 403.4.3 Copper and brass* is hereby deleted in its entirety
- (b) *Section 403.4.4 Aluminum* is hereby deleted in its entirety
- (c) *Section 403.5 Metallic tubing* is hereby deleted in its entirety

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- (d) *Section 403.5.3 Copper and brass tubing* is hereby deleted in its entirety.
 - (e) *Section 403.5.4 Aluminum tubing* is hereby deleted in its entirety.
 - (f) *Section 403.5.5 Corrugated stainless steel tubing* is hereby deleted in its entirety.

Sec. 5-129. Chimneys and vents.

- (a) *Section 502.5* is deleted and in its place is approved to read as follows:

502.5 Installation. Vent systems shall be sized, installed and terminated in accordance with the vent and appliance manufacturer's instructions and Section 503. Side wall terminations shall be located not closer than five (5) feet to any air conditioner condensing unit, electric meter, gas meter, dryer vent, or similar device.

Secs. 5-130—5-135. Reserved.

ARTICLE VIII. FIRE PREVENTION CODE

Sec. 5-136. Adoption.

The regulations of the 2024 edition of the International Fire Code as published by the International Code Council are hereby adopted as the regulations governing the safeguard of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of buildings or premises in the Village of Vernon Hills with such amendments as are hereafter set forth. Where any provision of the Fire Prevention Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-137. Administration.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title. These regulations shall be known as the fire code of the Village of Vernon Hills, hereafter referred to as the "this code"

- (b) *Section 103.1* is deleted and in its place is approved to read as follows:

103.1 General. The department of fire prevention is established within the village under the direction of the Building Commissioner. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.

- (c) *Sections 103.2* is deleted and in its place is approved to read as follows:

103.2 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the code official.

Sec. 5-138. Fire code amendments.

- (a) *Section 503.2.1* is deleted and in its place is approved to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of 20 feet edge of pavement to edge of pavement and an unobstructed vertical clearance of not less than 15 feet.

- (b) *Section 503.2.3* is deleted and in its place is approved to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed to a structural index of IBR of 3.0 or greater and shall be either a concrete or asphalt. It shall be the responsibility of the property owner to maintain the surface in a usable condition at all times, including the removal of snow.

- (c) *Section 503.2.7* is deleted and in its place is approved to read as follows:

503.2.7 Grade. Fire apparatus access roads shall be pitched in such a manner as to allow the runoff of water and eliminate the potential of standing water.

- (d) *Section 506.1* is deleted and in its place is approved to read as follows:

506.1 Where required. A minimum of one key box is required to be installed at a location to be determined by the code official. Additional key boxes may be required.

- (e) *Section 506.1.1* is amended to read as follows:

506.1.1 Locks. The code official shall first approve any lock installed on gates or similar barriers.

- (f) *Section 507.5.1* is deleted and in its place is approved to read as follows:

507.5.1 Where required. Fire hydrants: fire hydrants shall be installed as specified in Village of Vernon Hills Engineering Specifications, section G.2 of appendix II of article I of the Development Ordinance of the Village of Vernon Hills, said ordinance being appendix B of the Code of Ordinances of the Village of Vernon Hills, Lake County, Illinois. A water-supply system shall be capable of supplying the hydrants prior to the construction of structures. When warranted by site conditions and/or availability of other water sources, and upon written recommendation from fire department and the village engineer, the code official may waive the requirement of locating the fire hydrants no farther than 300 feet apart. Additional fire hydrants shall be located within 100 feet of any fire department connections to building sprinkler or standpipe. Hydrants shall not be installed on a water main less than six inches in diameter.

- (g) *Section 507.5.7* is created and is approved to read as follows:

507.5.7 Identification. All fire hydrants public or private shall be marked with a hydrant flag that is approved by the code official.

- (h) *Section 511.1* is created and is approved to read as follows:

511.1 Elevator car requirements: Elevator cars are to accommodate the ambulance stretcher. In buildings three stories in height or more, at least one elevator shall be of a size and arrangement to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of life). The symbol shall be not less than 3-inches in height and shall be placed inside on both sides of the hoist way doorframe. The inside handrail shall be located at the maximum 36-inch height allowed under ADA standards to better accommodate the stretcher. The cab size is to be a minimum 5'x7' platform having a minimum 2500 lb capacity with a minimum 42" side slide door.

- (i) *Section 903.2* is deleted and in its place is approved to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in all use groups.

Exception:

1. Utility use buildings under 1,000 square feet.
2. Temporary Accessory Structure utilized during the development of property when approved by the code official.

- (j) *Sections 903.2.1 through 903.2.10 Group A through Group S-2* are hereby deleted in their entirety, including subsections.

(k) *Section 903.2.11.1* is deleted and in its place is approved to read as follows:

903.2.11.1 Stories and basements without openings. An automatic sprinkler system shall be installed throughout every story or basement of all buildings where the gross floor area of the building exceeds 1,000 square feet and where there is not provided at least one of the following types of exterior wall openings.

1. Openings below grade that lead directly to ground level by an exterior stairway complying with section 100.3.3 of an outside ramp complying with section 1003.4. Openings shall be located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.
2. Openings entirely above the adjoining ground level totaling at least 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.

(l) *Section 903.3.1.1.1 Exempt Locations* is hereby deleted in its entirety.

(m) *Section 903.4.3* is deleted and in its place is approved to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves with water flow switches shall be installed in the following:

1. New buildings and structures two or more stories above or below grade. Provide at the point of connection to the riser on each floor.
2. New single story buildings with two or more tenants. Provide in each tenant space or area at the point of connection to the riser. Provide a weatherproof strobe at an approved location by the fire district on the building for each tenant space.

(m) *Section 903.6* is deleted and in its place is approved to read as follows:

903.6 Existing buildings. If the alteration or restoration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code.

For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

(n) *Section 903.7* is created and is approved to read as follows:

903.7 Hydraulic Calculations. Provide a minimum 10% or minimum 5 PSI safety factor in the fire protection system hydraulic calculation. The system demand shall be a minimum 5 PSI below the seasonal low water flow test supply. By each hydraulic calculated area, on each drawing, provide a copy of the hydraulic nameplate.

(o) *Section 903.8* is created and is approved to read as follows:

903.8 Fire hose valves - Warehouse and/or storage fire areas. In all warehouse storage areas exceeding 50,000 square feet, and where storage exceeds 12 feet in height, provide (Inside) 2-1/2" fire hose valves with 1-1/2" reducer to a 1-1/2" connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional 2-1/2" fire hose valves so that no portion of the warehouse and/or storage is more than 120' maximum travel distance to a fire hose valve. Show location of all obstructions and/or racks on the drawings.

Fire hose Valves system piping shall be:

1. A separate riser piping system
2. The 2-1/2" valves shall be supplied by a minimum 4" piping with 2-1/2" drops to each valve.
3. Where system pressures exceed 100 PSI, provide Potter manufacturer reduced pressure field adjustable type valves.

(p) *Section 903.9* is created and is approved to read as follows:

903.9 Large warehouse system check valves. Provide a check valve for each sprinkler riser on large warehouse systems.

(q) *Section 905.3.1* is deleted and in its place is approved to read as follows:

905.3.1 Building height. Class III standpipe systems shall be installed throughout all building or structures more than two stories in height.

Exceptions:

1. Class I standpipes are allowed in buildings equipped with an automatic sprinkler system in accordance with section 903.1 or 903.1.1.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720 mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

(r) *Section 905.13* is created and approved to read as follows:

905.13 Piping design. The riser piping, supply piping and the water service piping shall be sized to maintain a residual pressure of at least 65 psi (448 kPa) at the top most outlet of each riser while the minimum quantities of water is flowing. The pipe size shall be based on the capacity of the automatic water supply system or, where as automatic water supply is neither required nor provided to maintain the residual pressure of 65 psi (448 kPa), the pipe size shall be based on a pressure of 150 psi (1,034 kPa) available at the fire department connection.

Exception: The residual pressure of 65 psi (448 kPa) is not required in buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3 and where the highest floor level is not more than 150 feet (45,720 mm) above the lowest level of fire department vehicle access.

(s) *Section 905.13.1* is created and approved to read as follows:

905.13.1 Riser sizing. The riser size shall be based on the hydraulic calculations for a minimum flow of 500 gallons per minute (gpm) (1,892L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the riser(s) shall be sized to provide a minimum flow of 100 gpm (378 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the riser shall be sized to satisfy total demand.
3. For occupancies use group B, I, R1, or R2 in buildings that equipped throughout with an automatic sprinkler system in accordance with section 903.3, each riser shall be sized for a minimum flow of 250 gpm (945 L/min.).
4. Risers that are sized in accordance with the pipe schedule requirements of NFPA 14 listed in chapter 35 are not subject to this requirement.

(t) *Section 905.13.2 System pipe sizing* is created and approved to read as follows:

905.13.2 System pipe sizing. The system piping, including the horizontal or common feeder lines, shall be sized for a minimum flow of 500 gpm (1,892 L/min.). Where more than one standpipe riser is required or

provided, all common system piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 1,250 gpm (4,731 L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the supply piping shall be sized for a minimum flow of 100 gpm (378 L/min.) for each riser, and the total shall not be required to exceed 500 gpm (1,892 L/min.).
 2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the supply piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) plus the sprinkler demand for first riser, plus 250 gpm (945 L/min.) for each additional riser, and the total shall be required to exceed 1,250 gpm (4,731 L/min.).
 3. For occupancies in use group B, I, R-1, or R-2 in buildings that are equipped throughout with an automatic sprinkler system in accordance with section 903.3, all common supply piping shall be sized for a minimum flow of 250 gpm (945 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 750 gpm (2,838 L/min.).
- (u) *Section 907.1.3* is deleted and in its place to read as follows:
907.1.3 Equipment. Systems and components shall be listed and approved for the purpose for which they are installed. New fire alarm control panels shall be addressable unless otherwise approved by the code official.
- (v) *Section 907.2* is deleted and in its place is approved to read as follows:
907.2 Where required New and existing buildings and structures. An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new or existing buildings and structures in accordance with sections 907.2.1 through 907.2.23. Where automatic sprinkler protection installed in accordance with section 903.3.1.1 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.2 the automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.
- (w) *Section 907.2.1* is amended to read as follows:
907.2.1 Group A. A manual fire alarm system shall be installed in accordance with NFPA 72 in use group A occupancies.
- (x) *Section 907.2.2* is amended to read as follows:
907.2.2 Group B. A manual fire alarm system shall be installed in accordance with NFPA 72 in group B occupancies.
- (y) *Section 907.2.4* is amended to read as follows:
907.2.4 Group F. A manual fire alarm system shall be installed in accordance with NFPA 72 in group F occupancies.
- (z) *Section 907.2.6* is amended to read as follows:

907.2.6 *Group I*. A manual fire alarm fire system and an automatic fire detection system shall be installed in group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in waiting areas that are open to corridors.

(aa) Section 907.2.6.3 is amended to read as follows:

907.2.6.3 *Group I-3 occupancies*. All required fire protective signaling systems shall transmit alarm, supervisory and trouble signals to the main dispatch center for the fire district in accordance with NFPA 72 by one of the methods listed in 907.15 of this code.

Exceptions:

1. Smoke detectors in buildings of groups R-3 and R-4.
2. Single-station smoke detectors as required by 907.2.9.
3. Smoke detectors in building group I-3.
4. Smoke detectors in patient sleeping areas of group I-3.

(bb) Section 907.2.7 is deleted and in its place is approved to read as follows:

907.2.7 *Groups M and S*. A manual fire alarm system shall be installed in accordance with NFPA 72 in group M and S occupancies.

(cc) Section 907.2.9 is deleted and in its place is approved to read as follows:

907.2.9 *Group R-2*. A manual and an automatic fire detection system shall be installed and maintained in common areas in all occupancies in use group R-2 such as corridors, hallways, stairwell, boiler or furnace rooms, laundry rooms, community rooms, meeting rooms, offices, attics and all other similar common areas within buildings. The automatic fire detection system must include occupant notification.

(dd) Section 907.2.11.6 is deleted and in its place is approved to read as follows:

907.2.11.6 *Power source*. In new construction, required smoke alarms shall receive there [their] primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.
2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(ee) Section 907.2.11.6.1 is created and is approved to read as follows:

907.2.11.6.1 *Power source*. In existing buildings or structures, required smoke alarms shall receive there [their] primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.

2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(ff) *Section 907.3.1* is deleted and in its place is approved to read as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Installation shall be in accordance with the manufacturer's instructions and shall be located within the building space in ambient conditions consistent with the listing of the duct detector. Activation of a smoke duct detector shall initiate an approved signal as per the requirements of the Countryside Fire Protection District and Lincolnshire Riverwoods Fire Protection District at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall receive their power directly from an initiating device circuit or signal line circuit from the building fire alarm control unit. Duct smoke detectors shall be provided with remote alarm indicators located as directed by the code official. Duct smoke detectors shall not be used as a substitute for required open area detection.

(gg) *Section 907.4.2* is deleted and in its place is approved to read as follows:

907.4.2 Manual fire alarm boxes. Manual fire alarm boxes shall be installed in each use group described in this code; they shall be installed in accordance with sections 907.4.2.1 through 907.4.2.4

(hh) *Section 907.6.6* is deleted and in its place is approved to read as follows:

907.6.6 Monitoring. All required fire protective signaling systems shall transmit alarm, supervisory, and trouble signals to the main dispatch center and shall be made with a two-way transmission installed at each location. All required fire protective signaling systems shall transmit alarm and trouble signals directly to the Fire Districts Communication Center in accordance with NFPA 72.

Exceptions:

1. Smoke detectors in buildings of use groups R-3 and R-4 not including common areas and attics.
2. Single-station smoke detectors as required by section 920.0.
3. Smoke detectors in buildings of use group I-3 (see section 918.7.1).
4. Smoke detectors in patient sleeping rooms in buildings of use group I-3.

Secs. 5-139, 5-140. Reserved.

ARTICLE IX. PROPERTY MAINTENANCE CODE

Sec. 5-141. Adoption.

The regulations of the 2024 edition of the International Property Maintenance Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing the minimum standards for conditions and maintenance of all property, buildings, and structures in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. . Where any provision of the International Property maintenance Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-142. International Property Maintenance Code amendments.

(a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the Village of Vernon Hills, hereinafter referred to as "this code."

(b) *Section 102.3* is deleted and in its place is approved to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Village of Vernon Hills Building Code, Code of Ordinances, and Zoning Ordinance.

(c) *Section 103.1* is deleted and in its place is approved to read as follows:

103.1 General. Building Division shall be known as the Department of Property Maintenance Inspection and the Building Commissioner shall be known as the code official when referenced herein.

(d) *Section 103.5* is deleted and in its place is approved to read as follows:

103.5 Fees. The fee to appeal a decision of the code official, a notice of violation, or order issued under this code shall be as specified in Chapter 25, Comprehensive Fees and Penalties. Said fee may be returned to the applicant, in whole or part, if the hearing officer determines circumstances justify a refund.

(e) *Section 106.4* is deleted and in its place is approved to read as follows:

106.4 Violation penalties.

1. Any person, firm, or corporation who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine as specified in Chapter 25, Comprehensive Fees and Penalties. Each day that a violation continues to exist after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.
2. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to a fine as specified in Chapter 25, Comprehensive Fees and Penalties in addition to the penalties as provided by this code.
3. Any person, firm, or corporation who fails to comply with any order to cut long grass and weeds or trim trees and shrubs within the time specified shall be liable for the Village incurred cost to abate the nuisance in addition to a administrative processing charge as specified in Chapter 25, Comprehensive Fees and Penalties in addition to the penalties as provided by this code.

(f) *Sections 111.1 through 111.5* is deleted and in its place is approved to read as follows:

111.1 Means of Appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Village Hearing Officer provided that a written application for appeal and fee (see Section 103 of the International Property Maintenance Code) is filed within ten (10) days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or rules adopted hereunder have been incorrectly interpreted, do not apply, are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

111.2 Notice of Meeting. The code official shall schedule a hearing before the Village Hearing Officer within twenty (20) days from the date an application for appeal is received.

111.3 Hearing Officer Decision. The Village Hearing Officer may uphold, modify, or reverse the decision or order of the code official. The hearing officer shall provide the code official and applicant with a written decision to the appeal that shall be promptly administered by the code official or their designee. Any person, firm, or corporation aggrieved by the decision of the Hearing Officer may seek relief there from in any court having jurisdiction as provided by the laws of the State of Illinois.

(g) *Section 302.3.1* is created and approved to read as follows:

302.3.1—Parking Lot and Private Roadways: It is the intent of this ordinance to provide a uniform guideline of submittal requirements for permits of maintenance of existing private roadways, parking lot/loading dock resurfacing and reconstruction projects.

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1. *Definition of Parking Area:* The parking area is to be defined as the pavement required for the number of parking stalls needed to accommodate the business customers and employees. The parking area covers striping, signage, lighting, drainage, and the ingress/egress areas to the business. The parking area also includes delivery and loading dock pavement.
 2. *Application:* The parking area will be evaluated in unison with the property owner. After inspection, if the following items are determined to exist the owner will be notified in writing of the deficiencies.
 - a. When the pavement begins to fail (i.e., potholes severe settlement or heaving, tripping hazards, asphalt failure due to sub base failure, severe cracking) as determined by the Village Engineer or the Village Code Enforcement Officer.
 - b. When the pavement condition presents a hazard to vehicular and pedestrian traffic.
 - c. When curb and gutter, sidewalks, and utility structures have failed.
 - d. When the striping and signage become unrecognizable or do not meet the current standards.
 - e. When there is a change in use, or additions are being made.
 - f. All pavements are to meet the minimum requirements of the Village of Vernon Hills Development Regulations, the IDOT Standard Specifications for Road and Bridge Construction, the International Property Maintenance Code, and the Illinois Accessibility Code, current editions.
 3. *Enforcement:* After an inspection of the property deficiencies, a written notice of the deficiencies will be provided to the property owner for response.
 4. *Submittal for Permit:*
 - a. *Plans*
 - (i) A copy of the original approved design plan should be used for reference, where practical. The plan submittals are to delineate the proposed improvements including repair strategy, extent of repairs or modifications, and location. Four copies of the repair plans are to be submitted for review and comments, including a cost estimate.
 - b. *Pavement*
 - (i) When pavement removal has been determined to be necessary (i.e.: severe alligatoring, potholes, etc.), the pavement is to be repaired in accordance to the Village Development Ordinance and the IDOT standard Specifications for Road and Bridge Construction, Section 440 Pavement Rehabilitation, or current editions. The pavement shall be neatly saw cut before removal. The asphalt is to be removed and replaced with the required pavement cross-section. Should the sub base be determined to be unstable, a proof roll may be required to determine the scope of repairs. If the sub base is determined to be failing after the asphalt has been removed, then the appropriate repairs will be required.
 - (ii) All patching areas will be re-graded and compacted. The saw cut asphalt edges require prime before the asphalt is replaced. For areas where the complete asphalt surface has been removed, aggregate prime coat shall be installed per the current specifications.
 - (iii) All necessary milling to maintain drainage is to be shown in plan.
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- (iv) Milling is required around any structure that is not to be adjusted or repaired.
 - (v) Milling is required where asphalt surface meets concrete surfaces.
 - (vi) Milling is required along all B-6.12 type curbs. Asphalt overlays within gutters are not permitted without the Village Engineers approval.
 - (vii) Milling is required along all "B" type curb, if the height of the curb will be 3 inches or less after the overlay.
 - (viii) Milling of large cracks and sealing, the use of geotextile fabric for alligatored areas and longitudinal cracks may be considered by the Village Engineer for less severe failures.
 - (ix) A butt joint is required where existing pavement meets new pavement.
 - (x) Pavement area is to be mechanically swept clean before prime coat is applied at the required application rate. Apply prime, in advance of paving, following the Village of Vernon Hills and IDOT specifications, current editions. The use of aggregate (sand) for prime is recommended if traffic will be allowed through the construction area.
 - (xi) A geotechnical engineer is recommended to be present for all paving operations to verify that the proper compaction is being obtained. Paving is to be installed per the Village of Vernon Hills and IDOT specifications, current editions.
 - (xii) Concrete pavement is to be patched in accordance to the IDOT Standard Specifications for Road and Bridge Construction, Section 442 Pavement Patching, or current edition.

c. *Manhole Structures (storm, sanitary, water)*

- (i) All structures in the paved areas shall be reconstructed as necessary to maintain planned drainage and integrity of the structure. All repairs are to conform to the current Village Standards No. 3, 4, 7, 9, and 16.
- (ii) Broken or deteriorated adjusting rings are to be replaced. Two (2) adjusting rings totaling eight (8) inches maximum is required.
- (iii) All broken castings and lids are to be replaced.
- (iv) Adjustments to any valve vaults or sanitary sewer structures are to get the approval of the Lake County Public Works Department.
- (v) Use of frame insets is permitted
- (vi) Structures and manhole lids are to be cleaned after paving.

d. *Curb and Sidewalks*

- (i) All curb that is broken, not allowing proper drainage, missing, or creates a tripping hazard is to be replaced.
- (ii) All sidewalk that is broken, missing, or creates a trip hazard is to be replaced.
- (iii) Stalled or deteriorated sidewalk shall be replaced when it fails to meet the standards of the adopted edition of the International Property Maintenance Code.

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- (iv) Curb and sidewalk is to be replaced in accordance to the current Village Standards No. 28, 28A, 29, and 30.
 - e. *Lighting*
 - (i) Lighting is to be verified after reconstruction of the parking lot to assure that damage has not occurred.
 - f. *Signage and Striping*
 - (i) Shall be updated to the current standards.
 - (ii) The originally approved striping plans, including the exact amount of handicapped parking stalls will be used. Any changes to the plan must be approved by the Building Division.
 - (iii) Handicapped parking spaces and signs shall meet the requirements of the current Illinois Accessibility Code.
 - (iv) Two (2) coats of paint are required for re-stripping applications.
 - (v) All signposts are to conform to the current Village Standards No. 44 and 45 and will be plumb and securely embedded into the pavement.
 - (vi) All sign panels missing, not legible or reflective are to be replaced to meet the current Village codes.
 - g. *Grading within the Parking Lot (Islands)*
 - (i) All areas within the parking lot shall be graded to drain, and settled areas filled in.
 - (ii) Any alterations to the existing parking lot islands are to be submitted for approval.
 - h. *Traffic Control*
 - (i) It is the responsibility of the permit applicant to provide advance warning and safe access to the adjacent businesses during construction.
 - (ii) Proper notification is to be provided prior to the start of construction.
 - (iii) The construction area will be properly barricaded, and any required informational signs shall be provide and maintained.
 - (iv) The storage of equipment and construction material will be confined to areas that are well lit and properly barricaded. At no time shall the area block drainage areas, fire hydrants, fire lanes, or entrance/exits.
- (h) *Section 302.4* is deleted and in its place is approved to read as follows:
- 302.4 Long Grass and Weeds.*
1. Except as provided, all premises and exterior property shall be maintained free from long grass and weed growth in excess of six (6) inches on lots improved with a building or structure and eighteen (18) inches on unimproved (vacant) lots. All noxious weeds are prohibited. Grasses and weeds include all species of grass and weeds, annual plants, and vegetation. Cultivated flowers, gardens, wooded areas, and other natural-type landscaping, as approved by the Board of Trustees, are not included. Trees and shrubbery shall be maintained so not to present a hazard or nuisance to adjoining properties or to persons or vehicles traveling on the public right-of-way.

Exceptions:

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- a. Vacant land located within one-hundred (100) feet from an occupied residentially-zoned parcel shall not have grass or weed growth over six (6) inches in height.
 - b. Vacant land shall not have grass or weed growth over six (6) inches in height within ten (10) feet from any public sidewalk or public right-of-way.
 2. Any person, firm, or corporation who fails to comply with any order to cut long grass, weeds, or trim trees and shrubs within the time specified shall be liable for the village incurred cost to abate the nuisance in addition to a processing charge and penalties as provided by this code.
- (i) *Section 302.9* is deleted and in its place is approved to read as follows:
- 302.9 Defacement of property.* No person shall willfully damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti.
- It shall be unlawful for the owner of any property not to remove or cause to remove from the exterior surface of any building or structure any display of vandalism or graffiti, including but not limited to, any damage, defacing, marring, or discoloring of the normal exterior surface condition. All such displays of vandalism or graffiti shall be removed within seven (7) days of being notified by the code official or their designee.
- (j) *Section 304.3* is deleted and in its place is approved to read as follows:
- 304.3 Premises identification.* All buildings shall have approved street address numbers placed on the building in accordance with chapter 5 of the Village of Vernon Hills Code of Ordinances—Buildings and Building Regulations.
- (k) *Section 304.14* is deleted and in its place is approved to read as follows:
- 304.14 Insect screens:* During the period from June 1 to September 30, every door, window, and other outside opening required or used for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) or other Village approved device. Every swinging door that is mounted on an exterior building wall shall have a self-closing device in good working condition.
- (l) *Section 502.5 Public toilet facilities.* Public toilet facilities shall be maintained in a safe, sanitary, and working condition in accordance with the Illinois State Plumbing Code. (Rest of section remains the same.)
- (m) *Section 602.3 Heat supply.* Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, shall supply heat to the occupants thereof during the period from September 1 to May 31. Said heat supply shall maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms If the outside temperate is below 0°F (-18°C). If the outside temperate is below 0°F (-18°C), the indoor temperature shall be maintained at not less than 65°F (18°C). In unoccupied buildings, the owner or operator shall maintain a room temperature sufficient to prevent water and waste lines from freezing unless the plumbing system has been otherwise protected by an approved method.
- (n) *Section 602.4 Occupiable spaces.* Indoor occupiable work spaces shall be supplied with heat during the period from September 1 to May 31 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied. (Exceptions remain the same.)

Secs. 5-143—5-150. Reserved.

ARTICLE X. ELECTRICAL CODE

Sec. 5-151. Adoption.

The National Electrical Code, 2023 edition, and including Annex G and H, as published by the National Fire Protection Association (NFPA 70) and approved by the American National Standards Institute, is hereby adopted as the Electrical Code of the Village of Vernon Hills, Illinois with such amendments as hereafter set forth. Where any provision of the National Electric Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-152. National Electrical Code amendments.

(a) *Annex H Section 80.2* is deleted and in its place is approved to read as follows:

80.2 Definitions.

Authority Having Jurisdiction: The organization, office, or individual responsible for approving equipment, material, an installation, or procedure.

Electrical Inspector: The Building Commissioner and his/her designee meeting the requirements of 80.27 and authorized to perform electrical inspections.

(b) *Annex H Section 80.13(13)* is deleted and in its place is approved to read as follows:

80.13(13) Inspection notification: Whenever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the authority having jurisdiction shall be permitted to require that such work be exposed for inspection. The authority having jurisdiction shall be notified 24 hours in advance for inspection.

(c) *Annex H Section 80.19(F)* is deleted and in its place is approved to read as follows:

90.11 Inspection and Approvals:

- (1) Upon the completion of any installation of electrical equipment that has been made under a permit other than an annual permit, it shall be the duty of the person, firm, or corporation making the installation to notify the Building Division twenty four (24) hours in advance for an inspection of the work.
- (2) Where the Inspector finds the installation to be in conformity with the statutes of all applicable local ordinances and all rules and regulations, the Inspector shall issue to the person, firm, or corporation making the installation a certificate of approval.
- (3) When any portion of the electrical installation within the jurisdiction is hidden from view by the permanent placement of parts of the building, the person, firm, or corporation installing the equipment shall notify the Electrical Inspector, such equipment shall not be concealed until it has been approved by the Electrical Inspector.
- (4) At regular intervals, the Electrical Inspector shall visit all buildings and premises where work may be done under annual permits and shall inspect all electric equipment installed under such permit since the date of the previous inspection. The Electrical Inspector shall issue a certificate of approval for such work that is found to be in conformity with the provisions of Article 80 and all applicable ordinances, orders, rules, and regulations.
- (5) If, upon inspection, any installation is found not to be fully in conformity with the provisions of Article 80, and all applicable ordinances, rules, and regulations, the Inspector making the

inspection shall at once forward to the person, firm, corporation making the installation a written notice stating the defects that have been found to exist.

(d) *Annex H Section 80.27* is deleted and in its place is approved to read as follows:

80.27 Inspector's qualifications

- (A) Certificate. All electrical inspectors shall be certified by a nationally recognized inspector certification program accepted by the Village of Vernon Hills. The certification program shall specifically qualify the inspector in electrical inspections. No person shall be employed as an Electrical Inspector unless that person is the holder of an Electrical Inspector's certificate of qualification issued by a nationally recognized inspector certification program, except that any person who on the date on which this law went into effect was serving as a legally appointed Electrical Inspector of Vernon Hills shall, be allowed to continue to serve as an electrical inspector in the Village.
- (B) Experience. Electrical Inspector applicants shall demonstrate the following:
 - (1) Have a demonstrated knowledge of the standard materials and methods used in the installation of electrical equipment.
 - (2) Be well versed in the approved methods of construction for safety to persons and property.
 - (3) Be well versed in the ordinances related to Electrical work and the National Electrical Code, as approved by the American National Standards Institute.
 - (4) Have had at least 5 years experience as an Electrical Inspector or 5 years in the supervision of the installation of electrical equipment. In lieu of such experience, the applicant shall be a graduate in electrical engineering or of a similar curriculum of a college or university considered by the village as having a suitable requirement for graduation and shall have had two year's practical experience.
- (C) Recertification. Electrical inspectors shall be re-certified as established by the provisions of the applicable certification program.

(e) *Annex H Section 80.29* is deleted and in its place is approved to read as follows:

90.13 Liability for Damages. This code shall not be construed to affect the responsibility or liability of any party owning, designing, operating, controlling, or installing any electrical equipment for damages to persons or property caused by a defect therein, nor shall the Village of Vernon Hills or any of its employees be held as assuming any such liability by reason of the inspection, re-inspection or other examination authority.

(f) *Article 100* is amended by adding the following definitions:

100 Definitions.

Electrical contractor: The term means any person, firm or corporation engaged in the business of installing or altering, by contract, electrical equipment for the utilization of electricity supplied for light, heat or power, not including radio apparatus or equipment for wireless reception of sounds and signals, not including common carriers, which are under the jurisdiction of the Illinois Commerce Commission, for use in their operations as public utilities. The term "electrical contractors" does not include employees of such contractor to do or supervise such work.

Electrical equipment: The term means any conductor and/or equipment installed for the utilization of electricity for light, heat and power, but does not include radio apparatus or equipment for wireless reception of sounds and signals and does not include apparatus, conductors and other equipment installed for or by public utilities, including common carriers, which are under the jurisdiction of the Illinois Commerce Commission, for use in their operation as public utilities.

Licensed contractor: The term means a contractor granted permission by competent authority within the State of Illinois to engage in a business or occupation.

Registered contractor: The term means a contractor who has been qualified formally or officially by a testing procedure Based on the current year edition of the National Electrical Code. (NFPA 70)

- (g) Article 210 – Branch Circuits, is amended as follows:

Section 210.8(A) Amend Section 210.8 (A) to include additional exceptions as follows:

- (4) Crawl Spaces - at or below grade level

Exception to (4): A single receptacle supplying a permanently installed sump pump or sewage ejector pump shall not be required to have ground fault circuit-interrupter protection provided that the receptacle is on a dedicated circuit.

- (5) Unfinished portions or areas of the basement not intended as habitable rooms.

Exception #2 to (5): A single receptacle supplying a permanently installed sump pump or sewage ejector pump shall not be required to have ground fault circuit-interrupter protection provided that the receptacle is on a dedicated circuit.

- (h) Article 210 – Branch Circuits, is amended as follows:

Section 210.12(A) Amend Section 210.12(A) to remove the requirement for Arc Fault Circuit Interrupter Protection in dwelling units, with wiring installed in EMT, IMC, and RMC raceways as follows:

(A) Means of Protection Dwelling Units. All 120-volt, single-phase, 15- and 20- ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):

Section 210.12(D) Amend Section 210.12(D) to remove the requirement for Arc Fault Circuit Interrupter Protection when modifying wiring installed in EMT, IMC, and RMC raceways in dwelling units as follows:

(D) Branch Circuit Extensions or Modifications - Dwelling Units and Dormitory Units. In any of the areas specified in 210.12 (A) or (B), where branch-circuit wiring is modified, replaced, or extended, the branch circuit shall be protected by one of the following:

- (i) *Section 210.52(D)* is deleted and in its place is approved to read as follows:

210.52(D) Bathrooms. In dwelling units, at least one wall receptacle outlet shall be installed in bathrooms or powder rooms within 900 mm (3 ft.) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop. Each bathroom or powder room requires a minimum of one (1) 20-amp receptacle circuit.

- (j) *Section 225.10* is deleted and in its place is approved to read as follows:

225.10 Wiring on Buildings: All conduits installed on the exterior of any building, sign or pole shall be rigid galvanized metal conduit, galvanized intermediate metal conduit or rigid aluminum conduit. However, rigid aluminum conduit shall not be used where exposed to mechanical damage. At no time shall rigid aluminum conduit be installed between grade level and six (6) feet above grade level where vehicular traffic is present or where vehicular could be present (rear of buildings, in alleyways, delivery areas, etc.). In these areas, the use of rigid galvanized metal conduit shall be approved.

- (k) *Section 230.31(B)* is deleted and in its place is approved to read as follows:

230.31(B) Minimum Size: The conductors shall not be smaller than 3/0 AWG copper for 200 amp service and 3 AWG copper for 100 amp service.

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- (l) *Section 230.41* is deleted and in its place is approved to read as follows:
230.41 Insulation of Service-Entrance Conductors: Service-entrance conductors entering or on the exterior of buildings or other structures shall be insulated.
- (m) *Section 230.42(C)* is deleted and in its place is approved to read as follows:
230.42(C) Grounded Conductors. The grounded conductor must be the same size as the ungrounded conductors.
- (n) *Section 230.42(D)* is created and approved to read as follows:
230.42(D) Residential Services: New single-family homes shall have a minimum two hundred (200) amp main disconnect, with an adequate number of branch circuits. The service shall be installed underground, entrance to be in two (2) inch heavy wall galvanized conduit and the conductors are to be not less than two (2) #3/0 copper cable and one (1) #3/0 copper neutral (Two hundred (200) amp capacity). This panel is to be open for the rough inspection.
- (o) *Section 230.42(E)* is created and approved to read as follows:
230.42(E) Residential Service Revisions: All residential service revisions shall be one hundred (100) amp or larger. Panel revisions shall have a main disconnecting means and a minimum of twenty (20) branch circuit capability.
- (p) *Section 240.24(B)(3)* is created and approved to read as follows:
240.24(B)(3) Occupancy. Main disconnecting means shall be located in each unit or space.
- (q) *Section 240.88(a)* is created and approved to read as follows:
240.88(a) Circuit Breakers for Other than Dwelling Units. All electrical panels shall be bolt-on type circuit breakers.
- (r) *Section 240.88(b)* is created and approved to read as follows:
240.88(b) Tandem Type Breakers. Tandem type breakers are not approved for use except as approved by the Building Commissioner in connection with alterations and renovations.
- (s) *Section 300.18(A) Complete Runs* is amended to remove the exception.
- (t) *Section 310.3(B)* is deleted and in its place is approved to read as follows:
310.3(B) Conductor Material: Conductors in this article shall be of copper and capable of withstanding the load connected.
- (u) *Section 314.27(A)* is deleted and in its place is approved to read as follows:
314.27(A) Boxes at Luminaire (lighting fixture) Outlets. Boxes used at luminaire (lighting fixture) or lampholder outlets shall be designed for the purpose. At every outlet used exclusively for lighting, the box shall be designed or installed so that a lighting fixture may be attached.

Dwelling Units: All junction boxes roughed in for ceiling openings in bedrooms, family rooms, living rooms, dining rooms, kitchens, dens, foyers and other rooms or areas where ceiling fans are commonly installed shall be installed so as to provide adequate support for ceiling fans and shall be listed for this purpose.
- (v) *Section 320 Armored Cable Type AC* is deleted in its entirety.
- (w) *Section 322 Flat Cable Assemblies: Type FC* is deleted in its entirety.
- (x) *Section 324 Flat Conductor Cable: Type FCC* is deleted in its entirety.
- (y) *Section 333 Metal-Clad Cable: Type MC* is prohibited for use in building types subject to the IRC.

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- (z) *Section 332 Mineral-Insulated, Metal-Sheathed Cable: Type MI* is deleted in its entirety.
- (aa) *Section 334 Non-Metallic-Sheathed Cables: Types NM, NMC, and NMS* is deleted in its entirety.
- (bb) *Section 338 Service Entrance Cable, types SE and USE* is deleted in its entirety.
- (cc) *Section 340 Underground Feeder and Branch Circuit Cable, type UF* is deleted in its entirety.
- (dd) *Section 348.10* is deleted and in its place is approved to read as follows:
348.10 Uses Permitted. Flexible metal conduit may be permitted for use in exposed locations where permitted by the code official to serve equipment and fixture installations. Flexible metal conduit may be permitted in concealed locations where permitted by the code official to feed outlets in connection with remodeling. Equipment grounding conductor required.
- (ee) *Section 358.10(E)* is created and approved to read as follows:
358.10(E) Uses Permitted. All wiring changes or additions to electrical systems in existing residences shall be of rigid galvanized, intermediate metal conduit, or electrical metallic tubing unless otherwise approved by the code official in connection with remodeling and renovations.
- (ff) *Section 382 Nonmetallic Extensions* is deleted in its entirety.
- (gg) *Section 394 Concealed Knob and Tube Wiring* is deleted in its entirety.
- (hh) *Section 396 Messenger Supported Wiring* is deleted in its entirety.
- (ii) *Section 398 Open Wiring on Insulators* is deleted in its entirety.
- (jj) ARTICLE 406 - RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS
Section 406.4(D)(4) Amend Section 406.4(D)(4) to remove the requirement for Arc Fault Circuit Interrupter Protection when replacing receptacles in dwelling units with wiring in EMT, IMC, or RMC raceways as follows:
(4) Arc-Fault Circuit-Interrupter Protection. Where a receptacle outlet is located in any areas specified in 210.12 (A) or (B), a replacement receptacle at this outlet shall be one of the following:
- (kk) *Section 408.30(A)* is created and approved to read as follows:
408.30(A) Electrical Services: Surge arrestors shall be required at the main service panel and sub-panels of all new buildings, including residential and commercial uses. The arresting device shall protect all branch circuits and shall be rated at not less than 40,000 surge amps. Installation shall be in compliance with the Vernon Hills Electrical Code and in accordance with manufacturers requirements.
- (ll) *Section 700.16* is deleted and in its place is approved to read as follows:
700.16 Emergency Illumination. Emergency illumination shall include all required means of egress lighting, illuminated exit signs, and all other lights specified as necessary to provide required illumination. Emergency lighting systems shall be designed and installed so that the failure of any individual lighting element, such as the burning out of a light bulb, cannot leave in total darkness any space that requires emergency illumination. Where high-intensity discharge lighting such as high- and low-pressure sodium, mercury vapor, and metal halide are used as the sole source of normal illumination, the emergency lighting system shall be required to operate until normal illumination has been restored. Emergency (battery pack) lighting shall be installed in each electrical room, closet or vault, wherever an electrical service is located, or adjacent to any electric service panel.

Sec. 5-153. Additional standards adopted

- (a) NFPA 855: Standard of the Installation of Stationary Energy Storage Systems

Sec. 5-154. Electric Vehicle Charging

- (a) The requirements of the Illinois Electric Vehicle Charging Act (765 ILCS 1085/1 et seq.) shall apply except as modified by this Building Code and/or the Village Zoning Code. See Appendix C, Zoning, of the Village Code regarding the minimum requirements for electric vehicle parking.

Secs. 5-155—5-170. Reserved.

ARTICLE XI. FEES, BOND AND INSURANCE REQUIREMENTS

Sec. 5-171. Building permit, inspection and land use fees.

- a) *Permit, inspection, occupancy, development, and land use fees.* Permit, inspection, occupancy, development, and land use fees shall be as specified in Chapter 25, Comprehensive Fees and Penalties. Unless specifically listed, building permit fees shall be based on the total construction cost minus the cost of work for which the permit fees are computed separately. The total construction cost of new construction shall be based on the most recent International Code Council (ICC) valuation table on file with the code officials or the estimate supplied by a permit applicant, whichever is greater. For more complex projects, cost of which can not be approximated by using the ICC valuation table, the code official may require a permit applicant to prove that the cost of construction shown on a building permit application is, in fact, the actual cost as derived from signed contracts. The total construction cost for alterations, remodeling, repairs or demolition of an existing structure or system shall be the actual cost subject to review and adjustment by the code official, if the costs shown on the permit application do not reflect the actual costs.

Exceptions:

1. Residential water heaters are free of charge provided a permit is obtained and the refundable permit completion bond is paid.
 2. Except for consultant fees incurred by the village for specialty plan review and field inspection services, the Village of Vernon Hills Park District, Fire Districts, School Districts, Library Districts, Townships, and Lake County are exempt from permit fees for improvements to existing and future facilities owned and operated by said governmental districts and located within the corporate limits of the village provided the village is included as an additional beneficiary with rights to call on the performance and payment bond or other form of security to insure compliance with approved plans and specifications.
 3. Extreme weather events / other events causing widespread damage. The building official may temporarily suspend collection of permit fees for restorations and repairs related to events (such as weather events) causing damage to multiple properties.
- b) *Reinspection fees.* A reinspection fee, adequate to reimburse the village for additional expenses incurred, shall be charged on any construction work which, through negligence, incomplete work or poor workmanship on the part of the contractor, makes it necessary for the code official, inspectors or other employees, to make additional inspection(s). The fee for reinspection shall not be less than the amount specified in Chapter 25, Comprehensive Fees and Penalties and shall be paid before the next reinspection will be made.

Exception: An inspector may, at his discretion, waive a reinspection fee, if he feels that the nature of the work inspected was such that a contractor may not reasonably have been expected to be in full compliance for the first inspection.

- c) *Miscellaneous inspections.* An inspection shall be made by the code official or his designee at the request of a property owner or other entity having authority to request such an inspection. No inspections will be made if

a similar service is available from private sources and a need for an inspection is not due to threat to life, health, safety and welfare of occupants. The fee for such an inspection shall not be less than the amount specified in Chapter 25, Comprehensive Fees and Penalties.

- d) *Saturday, Sunday, holiday, evening, and emergency inspections*: The fee for special inspections performed outside of the normal workday shall be computed as follows:

The current hourly rate of the inspector, including benefits, multiplied by a number of hours required to perform the inspection, including travel time. The minimum number of hours charged for such an inspection shall be three, and in multiples of three hours if more than three hours are needed to complete an inspection.

Typically, a request for such an inspection shall be made before 12:00 noon of a regular scheduled working day preceding the day of inspection. In any event, such an inspection can only be scheduled if there is an available inspector who is willing to perform such an inspection.

Sec. 5-172. Plan review fees.

Except as provided below, all plans and specifications which are submitted for the purpose of the department's comments, review, and notation and as part of a building permit application shall be subject to plan review fee as specified in Chapter 25, Comprehensive Fees and Penalties. Plan review fees shall be paid at the time of submittal of a building permit application.

Exceptions:

- 1) Code official may, at his discretion, waive plan review fees for nonsignificant signs, fences, concrete pads and similar projects of nonstructural nature.
- 2) All outside consultant, fire protection district, and related processing fees incurred by the village to perform building plan review and field inspections shall be charged to the permit applicant at the same rate charged to, and incurred by, the village.
- 3) Driveways, fences and storage sheds are exempt from plan review fees (not a plan review) except when the code official determines that nonstandard plans are submitted, or extraordinary time is required to review structural elements.

Sec. 5-173. Completion bonds.

- (a) *Cash bond required.* Except as specified in Chapter 25, Comprehensive Fees and Penalties, no building permit shall be issued until a cash bond ("bond") has been deposited with the village. Said "bond" shall be deposited upon payment of permit fees. The "bond" may be used to satisfy payments of any fee or expense owed to the village, including the repair of damage to village property, erosion control, inspection fees, and all other liabilities imposed by this Code on a building permit holder and/or property owner.
- (b) *Value of bond.* The value of a cash bond shall be in the amount specified in Chapter 25, Comprehensive Fees and Penalties.
- (c) *Cash bond refunds.* The village shall refund the bond, minus any fee or expense owed to the village, upon a successful final inspection of the work. If a permit holder wishes to withdraw an application, the bond shall be returned following written request by the permit holder. Non-refundable portions of the permit fee will be retained by the Village.
- (d) *Bond forfeiture.* In the event that a permit expires without successful completion of a final inspection the bond shall be forfeited and deposited into the Village of Vernon Hills General Fund. Signature, including digital signature, on the permit application form shall serve as acknowledgement of the understanding of this procedure. Requests to refund a bond after the expiration of the permit shall be made in writing to the Building Official. Appeals of decisions of the Building Official shall be processed as described in Chapter 5 of the Village Code.

Sec. 5-174. Bond and insurance requirements.

(a) *Definitions:*

Contractor shall mean and include anyone engaged in the business of constructing, altering or repairing buildings or structures or side walks or street pavements, including but not limited to general contractors, plumbing contractors, electrical contractors, cement, concrete or paving contractors, masonry contractors, carpentry contractors, roofing contractors, excavation contractors, heating contractors, air-conditioning or refrigeration contractors, pipe fitting contractors, sheet metal contractors, steel erection contractors, sewer contractors, plastering or drywall contractors, razing or moving contractors and insulating contractors.

(b) *Insurance requirements.* No permit shall be issued for any project with an estimated construction cost in excess of \$100,000, unless a certificate or other proof is filed with the Code Official showing that the contractor carries workmen's compensation insurance and public liability insurance with reputable insurance companies with limits of at least \$500,00.00 for each person and \$500,000.00 for each accident or bodily injury liability and a \$1,000,000.00 comprehensive umbrella liability policy. Before any contractor doing work for the village on any street or highway or on any building or premises owned by the village commences work, he shall file with the code official a certificate or other proof showing that he carries workmen's compensation and public liability insurance as required by the ordinances and the terms of his contract.

Sec. 5-175. Duties of contractors.

- (1) Any person doing business as a subcontractor shall be construed as engaged in a business of contracting.
- (2) It shall be absolute and irrevocable responsibility of all contractors to secure the appropriate and necessary building permits required by this code prior to undertaking any project requiring such a permit.
- (3) It shall also be the duty of all contractors to comply with all provisions of this code relative to their activities as contractors and, in addition thereto, to remove or cause to be removed at least once a week from the construction-site all trash, refuse and waste materials.
- (4) Where permanent sanitary facilities are not available, contractors shall provide temporary facilities for his workers.
- (5) Contractors shall at all times keep the site of activities in an orderly condition, free from standing water, unguarded dangerous implements, and conditions, threatening to public health, life, safety and welfare.
- (6) Contractors shall not obstruct traffic, streets or sidewalks nor permit dirt or waste to accumulate on such public ways.
- (7) It shall be unlawful for any contractor to obtain or furnish a permit for the construction, alteration or repair of any building or structure to any person not entitled to such permit.
- (8) It shall be a duty of a contractor to attempt to resolve in good faith any and all complaints which may result from his work.

Secs. 5-176—5-180. Reserved.

ARTICLE XII. SATELLITE AND MICROWAVE TRANSMITTING AND RECEIVING STATIONS; DISH ANTENNAS

Sec. 5-181. Definitions of satellite and microwave transmitting and receiving stations; dish antennas.

Satellite and microwave transmitting and receiving stations and dish antennas as used in this division shall mean any disc antenna with an essentially solid or mesh surface of any geometric shape whether flat, concave or parabolic, which is designed or intended for transmitting and or receiving television, or other communication signals through orbiting satellites or other sources. The height of a ground-mounted dish antenna shall be the total maximum to which it is capable of being raised and shall be measured from the highest point of the finished grade adjacent to the structure.

Sec. 5-182. Permit for satellite antenna.

- (a) *Permit required.* No person shall construct or install a satellite antenna with the length, width or diameter of more than 24 inches in the village without obtaining a building permit from the village prior to installation. The standard building permit fee schedule shall apply to all installations.
- (b) *Application for permit.* The building commissioner shall issue such permit provided the applicant submits a written application upon forms provided by the building department along with a plot plan of the property, or parcel of land showing the exact location of the proposed satellite antenna and all other buildings on the subject property; a description of the kind of satellite antenna proposed; plans showing specifications and elevations of the proposed satellite antenna; and sufficient details to show the method of assembly and construction and the screening plan.
- (c) *Association approval.* A permit for a satellite antenna for a townhouse or condominium will not be granted without permission from the respective homeowner's association. A certified copy of the minutes of the homeowner's association meeting wherein permission is granted and a resolution of approval must accompany the application.

If the applicant is the owner of a townhome, townhouse or condominium located in a multiple dwelling without a homeowner's association, the applicant must have written permission from the owners of all the attached dwelling units.

- (d) *Owner information.* All applications shall indicate the owner or owners of the subject property, the occupant of the subject property, and the name of the person or company who shall be permitted to construct or erect the satellite antenna. If the subject property is a townhome, townhouse or condominium, the application shall indicate only the owner of the unit who is making application. If the applicant is a homeowner's association, the names and address of the officers of the association shall be included. If the applicant is a lessee, written permission from the property owner shall be submitted. Additional information may be required at the discretion of the building commissioner.

Sec. 5-183. General requirements.

- (a) In all zoning districts, the following satellite antenna requirements shall apply:

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- (1) Guy wires and satellite antenna shall be considered an accessory structure and shall meet the seven-foot setback for an accessory structure in a rear yard.
 - (2) A satellite antenna shall meet all manufacturer's specifications and shall be noncombustible and corrosive-resistant materials.
 - (3) Any part of the satellite antenna, including but not restricted to the reflector, probe, guy wires and signal transmission cable, shall have vertical and horizontal clearance from any electric lines which conform to the latest edition of the National Electrical Code. The structure and installation must be in conformance with the National Electrical Code, and any other applicable village ordinance and fire codes.
 - (4) Every satellite antenna must be adequately grounded for protection against a direct strike of lightning, with an adequate ground wire. Ground wires shall be of the type approved by the latest adopted edition of the National Electrical Code for grounding masts and lightning arresters, and shall be installed in accordance with generally accepted engineering practice.
 - (5) A satellite antenna shall be nonreflective, neutral in color, and blend in with the surroundings.
 - (6) The satellite antenna shall be maintained in compliance with all applicable Vernon Hills Village codes.
 - (7) No advertising or sign of any type shall be permitted on a satellite antenna. If advertising cannot be removed, it shall be obliterated in a manner acceptable to the building commissioner.
 - (8) A roof mounted satellite antenna shall not be allowed in any residential zone. In all other zones, roof mounted satellite antennas shall be allowed only when properly screened from view with materials and colors that are compatible with the construction of the building, all to be determined after review and approval of plans submitted to the building department. Each owner or tenant shall be allowed only one satellite dish antenna.
 - (9) No ground-mounted satellite antenna in a single-family or multifamily district shall exceed 12 feet in diameter nor be higher than 13 feet, including the base. In a business district, no ground-mounted satellite antenna shall exceed 14 feet in diameter nor be higher than 15 feet, including the base. The base of a ground-mounted satellite antenna shall not exceed 18 inches in height.
 - (10) The antenna shall be shielded from view from any public street by a six-foot-high screen unless the placement of screen would render the antenna inoperable. The screen shall be no more than four feet from any part of the satellite antenna or the base. If a landscape screen of trees or bushes is used, it must be maintained in a healthy growing condition and be opaque at all times of the year.
 - (11) The structure, including the foundation, shall be designed to withstand wind force of up to 90 miles per hour in accordance with generally accepted engineering practice.
 - (12) In the event that harmful interference to neighborhood television reception is caused subsequent to its installation, the owner of the antenna shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
 - (13) Satellite antennas legally in existence at the time of the passage of this division [November 11, 1986] shall be considered "grandfathered" for a period of one year from the effective date of this division. At the end of the one-year period, the antenna must be in compliance with the provisions of this division.
 - (14) A satellite antenna mounted on a trailer may be used with a 30-day permit only in a business district. All the requirements in this section shall be necessary unless they are waived at the discretion of the building commissioner.
 - (15) The owner or lessee of a satellite antenna shall be responsible for maintaining it in proper working mechanical, electrical and structural conditions and shall comply with all provisions of the village ordinances, regulations and codes.

Sec. 5-184. Penalty for violation.

The owner of any lot or parcel where anything in violation of this division is constructed, installed or exists, and any architect, building [builder] or contractor who assists in the commission of any violation of this division, and any person who violates any of the provisions of this division or fails to comply therewith shall for each violation or noncompliance be fined as specified in Chapter 25, Comprehensive Fees and Penalties. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

Secs. 5-185—5-195. Reserved.

ARTICLE XIII. CODE HEARING DEPARTMENT

Sec. 5-196. Code hearing department.

Division 31.1 of Article 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes is hereby adopted and the Code Hearing Department is hereby created.

The function of the hearing department is to expedite the prosecution and correction of code violations.

Sec. 5-197. Definitions.

As used in this article, unless the context requires otherwise the following words and/or phrases shall have the following meaning:

Code means any Village of Vernon Hills ordinance, law, housing or building code or zoning ordinance that establishes construction, plumbing, heating, electrical, fire prevention, sanitation or other health and safety standards that are applicable to structures in a municipality.

Building inspector means a full time village employee whose duties include the inspection or examination of structures or property in a municipality to determine if zoning or other code violations exist.

Property owner means the legal or beneficial owner of a structure or the owner's agent, rent collector or trustee.

Hearing officer means a village employee other than a building inspector or law enforcement officer whose duty it is to:

- (1) Preside at an administrative hearing called to determine whether or not a code violation exists.
- (2) Hear testimony and accept evidence from the building inspector, the building owner and all interested parties touching on the existence of a code violation.
- (3) Preserve and authenticate the transcript and record of the hearing and all exhibits and evidence introduced at the hearing.
- (4) Issue and sign a written finding, decision and order stating whether a code violation exists.

Sec. 5-198. Hearing procedures exclusive.

The procedures set forth in the Article shall exclusively govern all legal actions instituted by the Village of Vernon Hills to impose a fine because of the existence of a code violation.

Sec. 5-199. Instituting code hearing proceedings.

When a building inspector finds a code violation while inspecting a structure, he shall note the violation on a multiple copy violation notice and report form, indicating the name and address of the structure owner, the type and nature of the violation, the date and time the violation was observed, the names of witnesses to the violation, and the address of the structure where the violation is observed. The violation report form shall be forwarded by the building inspector to the code hearing department where a docket number shall be stamped on all copies of the report, and a hearing date noted in the blank spaces provided for that purpose on the form. The hearing date shall not be less than 30 nor more than 40 days after the violation is reported by the building inspector.

One copy of the violation report form shall be maintained in the files of the code hearing department and shall be part of the record of hearing, one copy of the report form shall be returned to the building inspector so that he may prepare evidence of the code violation for presentation at the hearing on the date indicated, and one copy of the report form shall be served by registered or certified mail on the owner of the structure, along with a summons commanding the owner to appear at the hearing. If the name of the owner of the structure cannot be ascertained or if service on the owner cannot be made by mail, service may be made on the owner by posting a copy of the violation report form on the front door of the structure where the violation is found, not less than 20 days before the hearing is scheduled.

Sec. 5-200. Subpoenas—Defaults.

At any time prior to the hearing date the hearing officer assigned to hear the case may, at the request of the building inspector or the attorney for the village, or the owner or his attorney, issue subpoenas directing witnesses to appear and give testimony at the hearing. If on the date set for hearing the owner or his attorney fails to appear, the hearing officer may find the owns in default and shall proceed with the hearing and accept evidence touching on the existence of a code violation.

Sec. 5-201. Continuance—Representation at code hearings.

No continuances shall be authorized by the hearing officer in proceedings under this article except in cases where a continuance is absolutely necessary to protect the rights of the owner, or if the inspector is not available due to illness or emergency. Lack of preparation shall not be grounds for a continuance. Any continuance authorized by a hearing officer under this article shall not exceed 25 days. The case for the village may be presented by the building inspector, by any other village employee or by an attorney designated by the village. However, in no event shall the case for the municipality be presented by an employee of the code hearing department. The case for the structure owner may be presented by the owner, his attorney, or any other agent or representative.

Sec. 5-202. Hearing—Evidence.

At the hearing, a hearing officer shall preside and shall hear testimony and accept any evidence touching on the existence or non-existence of a code violation in the structure indicated. The strict rules of evidence applicable to judicial proceedings shall not apply to hearings authorized by this article.

Sec. 5-203. Eviction—Rights of the occupants.

No action for eviction, abatement of a nuisance, forcible entry and detainer or other similar proceeding shall be threatened or instituted against an occupant of a structure solely because such occupant agrees to testify or testifies at a code violation hearing.

Sec. 5-204. Defenses to code violations.

It shall be a defense to a code violation charged under this Article if the owner, his attorney, or any other agent or representative proves to the hearing officer's satisfaction that:

- a) The code violation alleged in the notice does not in fact exist, or at the time of the hearing the violation has been remedied or removed.
- b) The code violation has been caused by the current property occupants and that in spite of reasonable attempts by the owner to maintain the structure free of such violations, the current occupants continue to cause the violations.
- c) An occupant or resident of the structure has refused entry to the owner or his agent to all or a part of the structure for the purpose of correcting the code violation.

Sec. 5-205. Findings, decision, order.

At the conclusion of the hearing the hearing officer shall make a determination on the basis of the evidence presented at the hearing whether or not a code violation exists. The determination shall be in writing and shall be designated as a finding, decision and order. The findings, decision and order shall include the hearing officer's findings of fact, a decision whether or not a code violation exists based upon the findings of fact, and an order, ordering the owner to correct the violation or dismissing the case, in the event a violation is not proved. If a code violation is proved, the order may also impose the sanctions that are provided in the code for the violation proved.

Sec. 5-206. Review under Administrative Review Law.

The findings, decision and order of the hearing officer shall be subject to review in the circuit court of Lake County, Illinois, and the provisions of the Administrative Review Law, and all amendments and modifications thereto, and the rules adopted pursuant thereto are adopted and shall apply to and govern every action for the judicial review of the final findings, decision and order of a hearing officer under this article. The record, for the purposes of this section, shall consist of the notice of violation, the finding, decision and order of the hearing officer, and written notes of the hearing made by an authorized individual or the hearing officer. A transcript of a court reporter shall also be considered as part of the record, if such transcript has been provided by a party.

Sec. 5-207. Judgement on finding, decision, order.

- a) Any fine, other sanction or costs imposed, or part of any fine, other sanction or costs imposed remaining unpaid after the exhaustion of, or failure to exhaust, judicial review procedure under Administrative Review Law shall be a debt due and owing the Village of Vernon Hills and, as such, may be collected in accordance with applicable law.

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- b) After expiration of the period within which judicial review under the Administrative Review Law may be sought for a final determination of the code violation, the Village may commence a proceeding in the circuit court of Lake County, Illinois for purposes of obtaining a judgement on the findings, decision and order. Nothing in this section shall prevent a municipality from consolidating multiple findings, decisions and orders against a person in such a proceeding. Upon commencement of action, the village shall file a certified copy of the findings, decision and order, which shall be accompanied by a certification that recites facts sufficient to show that the findings, decision and order was issued in accordance with this article and other applicable village ordinances. Service of summons and a copy of the petition may be by any method provided by law or by certified mail, return receipt requested, provided that the total amount of fines, other sanctions and costs imposed by the findings, decision and order does not exceed \$2500.00.

Sec. 5-208. Sanctions applicable to owner of property.

The order to correct a code violation and the sanctions imposed by the Village as the result of a finding of a code violation under this Article shall attach to the property as well as to the owner of the property, so that a finding of a code violation against one owner cannot be avoided by conveying or transferring the property to another owner. Any subsequent transferee or owner of property takes subject to the findings, decision and order of a hearing officer under this article.

Secs. 5-209—5-300. Reserved.

ARTICLE XIV. SWIMMING POOL AND SPA CODE

Sec. 5-301. Adoption.

The regulations of the 2024 edition of the International Swimming Pool and Spa Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing swimming pools and spas in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the International Swimming Pool and Spa Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-302. Reference to State Regulations.

The State of Illinois has promulgated rules and regulations for public swimming pools, spas and beaches under Illinois Administrative Code Title 77 Chapter 1 Subchapter n Part 820. Additional references to this can be found under 210 ILCS 125\et seq. The adoption of the 2024 International Swimming Pool and Spa Code does not supersede the State of Illinois rules and regulations/laws unless the Swimming Pool Code is more restrictive in requirements.

Secs. 5-303—5-315. Reserved.

ARTICLE XV. CONDOMINIUMS

Sec. 5-316. Definitions.

For the purposes of this article, the following words shall have the meanings respectively ascribed to them by this section:

Blanket encumbrance means a trust deed, mortgage, judgment or other lien [against] a condominium including any lien or other encumbrance arising as a result of the imposition of any tax assessment by a public authority.

Board of managers means the board of managers provided and referred to in the Illinois Condominium Property Act.

Closing of the sale means the operation of transferring ownership of a condominium unit to the purchaser from the developer.

Common elements means all of the condominium except the condominium units. "Common elements" shall also include limited common elements.

Condominium means a form of property established pursuant to the Illinois Condominium Property Act.

Condominium project or project means the sale of or plan by a developer to sell or offering for sale of residential condominium units in an existing building or building to be constructed or under construction.

Condominium unit or unit means a separate three-dimensional area within the condominium identified as such in the declaration and on the condominium plat and shall include all improvements contained within such area except those excluded in the declaration.

Conversion, convert or like words means the offering for sale by a developer or his agent of a condominium unit occupied or rented for any purpose by any person before commencement of a condominium project which includes such unit.

Declaration means the declaration referred to in the Illinois Condominium Property Act.

Developer means any person who submits property legally or equitably owned by him to the provisions of the Illinois Condominium Property Act including any successor to such developer's entire interest in the property; or any person who offers units legally or equitably owned by him for sale in the ordinary course of his business. "Developer" does not include a corporation owning and operating a cooperative apartment building unless more than six units are to be sold to persons other than current stockholders of the corporation.

Offering means any inducement, solicitation, advertisement, publication or announcement by a developer to any person or the general public to encourage a person to purchase a condominium unit in a condominium or prospective condominium.

Person means a natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

Property report means the property report required in accordance with section 5-317 of this article.

Prospective purchaser means a person who visits the condominium project site for the purpose of inspection for possible purchase or who requests the property report.

Sec. 5-317. Property report.

The property report shall contain the following:

- (1) A statement indicating name and address of:
 - a. The developer and legal and beneficial owner, if different, of the land and improvements, including all general partners of a partnership or principal executive officers and directors of a corporation.
 - b. Interim and permanent mortgages or construction lenders secured by a blanket encumbrance.
 - c. The principal sales and management agents, attorneys, accountants, architects, engineers and contractors for the project.

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- (2) A description of all property and improvements including the following:
 - a. Map, plat or architect's drawing showing location and dimensions of the condominium project and the land it occupies together with all improvements, including recreational facilities, proposed construction and present and planned location of streets and driveways.
 - b. The share of ownership of each unit in the common elements. The identity of owners of such condominium unit including the percentage of former renters who have purchased or contracted to purchase a condominium unit when the property is a conversion, if known. If such units are owned, in trust or by nominees, the beneficiaries or principal shall be named, if known.
 - c. A description of all of the common elements in the project including a description of all existing and proposed recreational facilities, and other such facilities within the project. Limited common elements, if any, and their ownership shall also be indicated.
 - d. A description of the nature and ownership of all improvements occupying the same zoning lot but which are not part of the condominium.
 - e. Location, nature and ownership of easements, streets and driveways on or contiguous to the condominium.
 - f. The identification of drawings, architectural plans and other suitable documents setting forth the necessary information for location, maintenance and repair of all condominium facilities and equipment, to the extent these documents exist, their location, and times at which they may be inspected.
 - g. Projected initiation and completion dates, for proposed construction, renovation and conversion.
 - h. A description of limitations upon uses permitted in individual condominium units as contained in the declaration, and by-laws of the condominium association and applicable zoning provisions. Such description shall state whether or under what conditions the condominium units may be rented together by the unit owner.
 - i. Statement as to whether a purchaser may purchase more than one unit and under what circumstances or conditions.
 - j. Statement of legal ownership, listing all restrictions, notices, lis pendens and encumbrances of record.
 - (3) Method of timing of transfer of control of the condominium to the board of managers and the nature and extent of any interest retained by the developer thereafter.
 - (4) A statement disclosing the existence of penalties if the construction, renovation, or conversion or completion date is not met and the additional costs to be imposed upon unit owners if such date is not met.
 - (5) The nature and extent of any protection of a purchaser if the developer defaults on blanket encumbrances.
 - (6) A statement of any litigation which would affect the condominium or the developer's ability to convey clear title.
 - (7) A statement of the current taxes and estimated changes in the tax assessment of the condominium units which prospective purchasers may encounter during the first two years.
 - (8) Copies of the forms of sales documents applicable to the individual units, including but not limited to:
 - a. Basic purchase contract form being used by developer.
 - b. Deed of conveyance.

-
- c. Deed of trust, mortgage and promissory note, if any.
- (9) Statement of sales prices, terms, options and conditions of sale of each unsold unit, including estimated closing and settlement costs and transfer taxes.
- (10) Statement of estimated monthly payments for each unit to be itemized as to taxes, utilities, operating costs, assessments, parking, recreational facilities and all other payments in the first year after the projected date of assumption of control by the board of managers.
- (11) If financed by the developer, the proposed financing of each unit, including percent of sales price required for down payment, duration of the loan, interest rate, service charge, appraisal charge, closing charges and total monthly payment.
- (12) A description of all appliances and personal property included with each unit.
- (13) Copies of the following documents:
- a. The declaration and plat. However, prior to the recordation of the declaration, a preliminary declaration and plat may be supplied, provided it is accompanied by a statement in type size and style equal to at least 10 point bold face type as follows:
- "The description of units and percentage of ownership interest in common elements herein is preliminary and may be changed in material respects upon the recording of the declaration and plat."
- b. The articles of incorporation or charter of the condominium association, if any.
- c. The by-laws and regulations of the condominium association.
- (14) The description of the following documents:
- a. Any leases of real or personal property in the condominium expiring later than two years after the first unit is offered for sale.
- b. Any management contract, employment contract, insurance policy or other contract affecting the use, maintenance or access of all or part of the condominium expiring later than two years after the first unit is offered for sale.
- c. The coverage and amounts of insurance policies applicable to the condominium, maintained by or on behalf of the developer.
- (15) A statement of management and expected management costs of the condominium including:
- a. Name of management agent, if any, and the services the agent will perform.
- b. Length of term of any management contract, its costs, and the circumstances, if any, under which the charges may be increased.
- c. The conditions, if any, under which the management contract may be canceled or terminated.
- d. A statement stating the relationship between the developer and the management company and their respective corporate officers and controlling interests, if any.
- (16) An estimated operating budget, including the basis on which each item included in such operating budget was formulated for the condominium projected for a period of one year from the expected date that control of the condominium project passes to the board of managers. The operating budget shall include at least the following:
- a. Operating costs
- Utilities

Heating fuels
Janitorial services
Trash and garbage disposal
Ground and building maintenance
Security
Maintenance and operation of recreational and other facilities
Building insurance
Elevator maintenance
Sidewalks and street maintenance

Other operating costs

b. Management costs
Accounting and bookkeeping services
Legal services

Management fees

c. Reserve costs
Reserve for improvements
Reserved for unexpected repair work
Reserve for replacement and upkeep of common area and facilities

Reserve for taxes and special assessments

If no reserve is provided for any one or more of the costs listed herein, the following statement must be inserted in the property report in a type the size and style equal to at least 10 point bold type:

"The developer has not provided a reserve for certain possible future costs of the condominium in his budget. Accordingly, it may be necessary to provide for a special assessment to all condominium unit owners to pay for such costs should they occur."

- (17) Provisions, if any, the developer has made to cover the proposed operations and maintenance budget in the event an insufficient number of units are sold.
- (18) If a conversion, a report from a qualified licensed engineer or registered architect describing the condition and expected useful life of the roof, foundation, external and supporting walls, mechanical, electrical, plumbing, heating and structural elements and all other common facilities, together with an estimate of repair and replacement costs, for those items needing repair or replacement, at current market prices. This report shall include the approximate dates of installation of the facilities listed above and the dates of major repairs to such facilities. There shall be attached to such report (1) a statement of the developer that no notice of violations of the building provisions of the building ordinance pertaining to the condominium building have been received by the owner or his predecessors for ten years preceding the property report and its latest amending; or (2) a list of all notices of violations of the building provisions of the building ordinance received, together with a detailed statement of all violations referred to in such notices, for the prior ten years.
- (19) A statement of whether, and under what circumstances, the unit owners are required to be a member of, support, or participate financially in recreational facilities, such as but not limited to health clubs, exercise rooms, swimming pools, party rooms and golf putting greens. If any such facility is not part of

the common elements, the following warning shall be included in capital letters, in a type size and style equal to at least 10 point bold type:

"The (here name facilities) are not included in the common elements. These facilities are available to unit owners for (here describe monthly charge and initiation fee). Unit owners area/are not (as applicable) required to participate financially."

- (20) A description of the location, ownership and availability to unit owners and the general public of accessory off-street parking associated with the condominium. If all of such parking facilities are not (a) part of the common elements; or (b) divided as individual parking space among and designated as being part of the units, the following statement shall be included in a type size and style equal to at least 10 point bold type:

"Parking facilities associated with this building are not owned by the unit owners and may be subject to being denied to or taken from unit owners."

- (21) A statement, if there are any restrictions upon the free sale, transfer, conveyance, encumbrance or leasing of a unit.

"The sale, lease or transfer of your unit is restricted or controlled."

Immediately following this statement, there shall appear a reference to the documents, articles, paragraphs and pages in the property report where the restriction, litigation or control on the sale, lease or transfer of units is set forth or described in detail.

- (22) A statement on the first page of the property report stating the following warning in capital letters, in a type size and style equal to at least 10 point bold type:

"Village of Vernon Hills Ordinance specifically prohibits any representation to the effect that the village has passed upon the merits of or given approval to make or cause to be made to any prospective purchaser any representations which differ from the statements in this property report. Oral representations cannot be relied upon as correctly stating the representations of the developer and are not binding on the developer, refer to the property report for binding representations."

- (23) The signature of the executive officer of the developer and statement affirming that the property report and any supplements, modifications and amendments are true, full, complete and correct.

The developer shall amend the property report from time to time when any material change occurs in any matter contained in such property reports. Amendments shall be made as soon as practicable after such change occurs or the developer has reason to know of such change. Amendments shall be attached to property reports subsequently distributed to prospective purchasers and shall be immediately distributed to all persons who have purchased or agreed to purchase condominium units.

Sec. 5-318. Amendments to property report.

No later than 30 days prior to the recording of the declaration and plat, the developer shall give notice of any material changes in such declaration and plat as described in the property report to each person who has executed a contract to purchase a unit.

Sec. 5-319. False statements.

No person shall with the intent that a prospective purchaser rely on such act or omission, advertise, sell or offer for sale any condominium unit by (a) employing any statement or pictorial representation which is false or (b) omitting any material statement or pictorial representation.

Sec. 5-320. Nondiscrimination.

No person shall be denied the right to purchase or lease a unit because of race, religion, sex, sexual preference, marital status or national origin.

Sec. 5-321. Offering for sale.

- (a) Not later than the offering for sale of the first unit, a developer of a condominium of more than six units must:
 - (1) Have a property report available for distribution to each prospective purchaser and for examination by the village. A developer may charge for each property report so distributed, but not to exceed \$10.00 for each property report so distributed.
 - (2) Make available for inspection by prospective purchasers copies of all documents that were filed or required to be filed in connection with the condominium project with the recorder of deeds of the county.
 - (3) Keep a receipt signed by each prospective purchaser acknowledging that the person entering a contract to purchase a unit has received and has had an opportunity to review the property report. Such receipts are to be kept on file in the possession of the developer for a period of three years from the date of signature of the prospective purchaser and such receipts are subject to the inspection of the village at any reasonable time.
- (b) The board of managers shall keep a copy of the latest property report for seven years following the date of the property report's initial distribution. Upon reasonable notice, the property report shall be made available for inspection by any prospective purchaser of a unit from a unit owner.

Sec. 5-322. Notice of intent.

- (a) No less than 120 days prior to recording the declaration submitting the property to the provisions of the Illinois Condominium Property Act, a developer shall give notice of such intent to record to all persons who are tenants of the building on the property on the date notice is given.
- (b) Any person, who was a tenant as of the date of the notice of intent and whose tenancy expires other than for cause prior to the expiration of 120 days from the date on which a copy of the notice of intent was received by the tenant, shall have the right to an additional tenancy on the same terms and conditions and for the same rental until the expiration of such 120-day period by the giving of written notice thereof to the developer within 30 days of the date upon which a copy of the notice of intent was received by the tenant; provided that in the case of any tenant who is over 65 years of age, or who is deaf or blind or who is unable to walk without assistance, said tenant shall have the right to an additional tenancy on the same terms and conditions and for the same rental for 180 days following receipt of such notice of intent to record by giving notice, as aforesaid.
- (c) During the period of 120 days following his receipt of the notice of intent, and during a period of 180 days following his receipt of notice of intent in the case of any person who is over 65 years of age or who is deaf or blind or who is unable to walk without assistance, any person who was both a tenant on the date of the notice of intent and a current tenant shall have the right of first refusal to purchase his unit. The tenant must exercise the right of first refusal, if at all, by giving notice thereof to the developer prior to the expiration of 30 days from the giving of notice by the developer to the tenant that a contract to purchase the unit has been executed. Each contract for sale of a unit shall conspicuously disclose the existence of and shall be subject to, such right of first refusal. The statement in the deed conveying the unit to a prospective purchaser to the effect that the tenant of the unit either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to the unit shall extinguish any legal or equitable right or interest to the possession or acquisition of the unit which the tenant may have or claim with respect to the unit

arising out of the right of first refusal provided for in this section. The foregoing provision shall not affect any claim which the tenant may have against the developer for damages arising out of the right of first refusal provided in this section, nor shall it affect the penalties provided in section 5-326 below.

- (d) No occupied unit shall be shown to any prospective purchaser for 30 days after notice of intent to record, as provided herein, is given.
- (e) Any notice provided for in this section shall be given by a written notice delivered in person or mailed certified or registered mail, return receipt requested, to the party who is being given the notice.

Sec. 5-323. Membership to recreational facilities.

The developer may not require, nor, except as established by the board of managers following assumption of control by unit owner, may the condominium by-laws require that a unit owner be a member of or participate in recreational or similar facilities which are not owned in fee by the unit owners or by an association in which they are members, individually or through the board of managers.

Sec. 5-324. Review of books and records.

No person shall fail to allow the unit owners to inspect the financial books and records of the condominium association within three business days after written request for examination of the records is received.

Sec. 5-325. Remedies.

The rights, obligations and remedies set forth in this article shall be cumulative and in addition to any others available at law or in equity. The village or any prospective purchaser, purchaser or owner of a unit may seek compliance of any provision of this article, provided, however, that only the village may enforce the provisions of section 5-326 below. In any action brought to enforce any provision of this article except section 5-326 below, the prevailing party shall be entitled to recover, in addition to any other remedy available, his reasonable attorneys' fees.

Sec. 5-326. Fines.

Any person found guilty of violating any of the provisions of this article, upon conviction thereof, shall be punished by a fine as specified in Chapter 25, Comprehensive Fees and Penalties, provided, however that all actions seeking the imposition of fines only shall be filed as quasi-criminal actions subject to the provisions of the Illinois Civil Practice Act. Repeated offenses in excess of three within any 180-day period may also be punishable as a misdemeanor by incarceration in the county jail for a term not to exceed six months under the procedure set forth in the Illinois Municipal Code under the provisions of the Illinois Code of Criminal Procedure in a separate proceeding. Each failure to comply with the provisions of this article with respect to each person shall be considered a separate offense. A separate and distinct offense shall be regarded as committed each day on which such person shall continue or permit any such violation. In addition to such fines and penalties violation of any provision of this article shall be cause for revocation of any license issued to such violator or offending party by the village. Nothing herein shall be construed to preclude the revocation of any license for violation of any other provision of the municipal code of the village.

Secs. 5-327—5-329. Reserved.

ARTICLE XVI. ENERGY CONSERVATION CODE

Sec. 5-330. Adopted.

The Village hereby adopts the Illinois Energy Conservation Code, as may be subsequently amended from time to time, as the Energy Code for the Village of Vernon Hills. The provisions of the Illinois Energy Conservation

Act, 20 ILCS 1115/1 et seq., and the regulations adopted thereunder, shall apply to all buildings as specified in the act and all buildings in the Village of Vernon Hills, including residential structures. The requirements of the State of Illinois are the minimum energy code requirements for buildings in the State of Illinois.

Secs. 5-331—5-339. Reserved.

ARTICLE XVII. INTERNATIONAL EXISTING BUILDING CODE

Sec. 5-340. Adopted.

The regulations of the 2024 edition of the International Existing Building Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the International Existing Building Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-341. Amendments.

(a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title: These regulations shall be known as the Existing Building Code of the Village of Vernon Hills, hereinafter referred to as, "This Code".

Secs. 5-342—5-349. Reserved.

ARTICLE XVIII. SOLAR ENERGY PROVISIONS

Sec. 5-350. Adopted.

The regulations of the 2021 edition of the International Solar Energy Provisions as published by the International Code Council Incorporated are hereby adopted as the regulations governing the design and installation of solar energy systems within the Village of Vernon Hills. Where any provision of the International Solar Energy Provisions as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Secs. 5-351—5-359. Reserved.

ARTICLE XIX. ELEVATOR SAFETY INSPECTION PROGRAM

Sec. 5-360. Program authorized.

The village is exercising its authority to operate a local elevator safety inspection program; and in furtherance of electing to operate this program, the president and board of trustees authorize execution of an agreement between the Village of Vernon Hills and the office of the state fire marshal. The execution of the agreement was most recently authorized by Resolution 2025-004.

Sec. 5-361. Program standards.

In accordance with the current Illinois Elevator Safety Act (225 ILCS 312) and its rules, the village has adopted the following standards as an amendment to Chapter XXX of the International Building code, and will enforce these standards as part of the elevator safety inspection program:

-
1. Safety Code for Elevators and Escalators (ASME) A17.1
 2. Standard for the Qualification of Elevator Inspectors (ASME) QEI-1
 3. Automated People Mover Standards (ANSI/ASCE/T&DI 21),
 4. Safety Standards for Platform Lifts and Stairway Chairlifts (ASME) A18.1

ARTICLE XX. STORMWATER MANAGEMENT

Sec. 5-370. Stormwater management regulations.

The Lake County Watershed Development Ordinance, as most recently amended by the County of Lake on July 11, 2023, is hereby adopted by reference and is in full force and effect within the Village of Vernon Hills and is found in its own compilation.

ARTICLE XXI. ACCESSIBILITY CODE

Sec. 5-380. Accessibility Code

(a) Enforcement of Illinois Accessibility Law. The Village shall enforce the provisions of the Illinois Environmental Barriers Act, 410 ILCS 25/1 et seq., and the regulations adopted hereunder in 71 Ill. Admin. Code 400.110 et seq. (collectively Illinois Accessibility Law) shall regulate the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions and terms of the Illinois Accessibility Law are hereby referred to, adopted and made a part thereof, as if fully set forth in this title with the additions, insertions, deletions and changes hereinafter prescribed.

(b) Purpose. The purpose of this Illinois Accessibility Code (IAC or Code) is to implement the Environmental Barriers Act (EBA) [410 ILCS 25] and to replace the former version of the Code (71 Ill. Adm. Code 400) effective May 1, 1988. This Code is intended to ensure that the built environment, including all spaces and elements of all applicable buildings and facilities in the State of Illinois, is so designed, constructed, and/or altered to assure the safety and welfare of all members of society and to be readily accessible to, and usable by, environmentally limited persons.

(c) Reference to Federal Standards. This Code is also intended to resolve areas of difference between the Federal Accessibility Standards, Americans with Disabilities Act Accessibility Guidelines (ADAAG), which are applicable to buildings and facilities covered by the Americans with Disabilities Act (ADA), and the Illinois Accessibility Standards, IAC, which are applicable to buildings and facilities in the State of Illinois covered by the EBA. The drafters of this code compared and adopted the stricter of State or Federal accessible design standards.

Sec. 5-381. Accessibility Features for Multi-family Residential Buildings

(a) Multi-family residential buildings with a total of 50 or more units in a single structure (new construction) shall provide the following:

i. Automatic doors designed in accordance with Section 404.3 of the IAC, allowing resident access along the route from accessible parking stalls into an accessible unit.

ii. Accessible units shall provide equal numbers of accessible bathtubs (per Section 607 of the IAC) and accessible showers (per Section 608 of the IAC). Convertible units may be designed with adequate dimensions to accommodate either option.



MEMORANDUM

To: President Koch and the Board of Trustees

From: Andrew C. Jennings, Community Development Director

Date: February 3, 2026

Re: Vernon Hills Park District
7 E. Phillip Drive
Preliminary and Final Plat of Subdivision

The Vernon Hills Park District is proposing to subdivide the Deerpath Park parcel to establish a separate lot for the maintenance building located at 7 E. Phillip Road. The subdivision is required as part of the 2018 real estate exchange agreement with the Village (extended through Ord. 2024-102). The purpose of the agreement is to exchange the 7 E. Phillip parcel (utilized by the Village) with 1400 Indianwood Drive (utilized by the Park District) so that each entity would own the land on which its maintenance facility is located. A portion of the parcel functions as Phillip Road and the Village has requested that this area be dedicated as right-of-way through the plat of subdivision (see hatched area on plat).

Planning and Zoning Commission Review

The Planning and Zoning Commission reviewed the proposed plat at its meeting on January 21, 2026. The Commission did not express any concerns with the proposed plat. The Commission recommended approval subject to final review by the Village Attorney and Village Engineer.

Staff Review and Recommendation

Staff has worked with the Park District throughout the process, and all of Staff's comments have been addressed on the most recently revised version of the plat. Staff recommends approval, and has prepared a resolution approving the plat subject to final review by the Village Attorney and Village Engineer.

Attachments:

- Resolution

**VILLAGE OF VERNON HILLS
RESOLUTION 2026-004**

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF DEERPATH
PARK RESUBDIVISION, ESTABLISHING 7 E. PHILLIP AS A SEPARATE PARCEL AND
DEDICATING LAND AS PHILLIP ROAD RIGHT-OF-WAY**

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*“the Village”*) is a home rule municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Village of Vernon Hills entered into a real estate exchange agreement on November 20, 2018, with the Vernon Hills Park District, subsequently restated through Ordinance 2024-102; and

WHEREAS, as required by said agreement, the Park District has petitioned the Village of Vernon Hills to resubdivide the Deerpath Park parcel so that the parcel known as 7 E. Phillip Road will be a separate and distinct tax parcel; and

WHEREAS, the proposed plat, attached hereto in **Exhibit B**, was reviewed by the Planning and Zoning Commission at its meeting on January 21, 2026, with the Planning and Zoning Commission recommending approval of the plat (4-0, 2 absent, 1 vacancy), as described in the report of the commission attached hereto as **Exhibit A**; and

WHEREAS, the Board of Trustees reviewed the plat at its meeting on February 3, 2026, concurred with the recommendation of the Planning and Zoning Commission and finds the approval of the proposed plat to be in the best interest of the Village.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of Vernon Hills:

SECTION 1: Incorporation. The above listed recitals are incorporated by reference into this Resolution and made pert hereof as material provisions of this Resolution.

SECTION 2: Approval. The Final Plat of Subdivision for the Deerpath Park Resubdivision, attached hereto as **Exhibit B**, prepared by WT Group, last revised December 5, 2025, is approved.

SECTION 3: Legal description. The Final Plat of Subdivision approved in Section 2 of this Resolution 2026-004 pertains to the following property:

PARCEL A OF DEERPATH UNIT NO. 1, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS, AS DEPICTED ON THE PLAT THEREOF RECORDED APRIL 22, 1974, AS DOCUMENT NUMBER 1660326, WITH THE LAKE COUNTY RECORDER OF DEEDS.

PIN: 15-04-101-001 (27.099 ACRES)

SECTION 4: Authorization to Execute, Conditions. The Final Plat of Subdivision approved in Section 2 may be executed and recorded subject to the following conditions:

1. Minor modifications to the plat as the result of review by the Petitioner’s Attorney, Village Attorney, and Village Engineer may be completed prior to execution.

SECTION 5: Conflicts. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Resolution, are repealed. Elements of related ordinances and resolutions not impacted by this resolution are reaffirmed.

SECTION 6: Severability. Each section, paragraph, clause and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not effect the remainder of the Resolution, nor any part thereof, other than that part affected by such decision.

SECTION 7: Effective Date. This Resolution shall be in full force and effect from and after its adoption, approval and publication in the manner required by law.

Dated this 3rd day of February 2026.

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Thom Koch, Jr., Village President

PASSED:

APPROVED:

ATTEST:

Kevin Timony, Village Clerk

EXHIBIT A

Planning and Zoning Commission Report

Docket PZ 26-01

Deerpath Park Resubdivision (7 E. Phillip Road)

EXHIBIT B

Plat of Deerpath Park Resubdivision (7 E. Phillip Road)

DEERPATH PARK PLAT OF RESUBDIVISION

BEING A RESUBDIVISION OF PARCEL A IN DEERPATH UNIT NUMBER 1, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS.



SCALE: 1" = 80'
BAR SCALE
BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

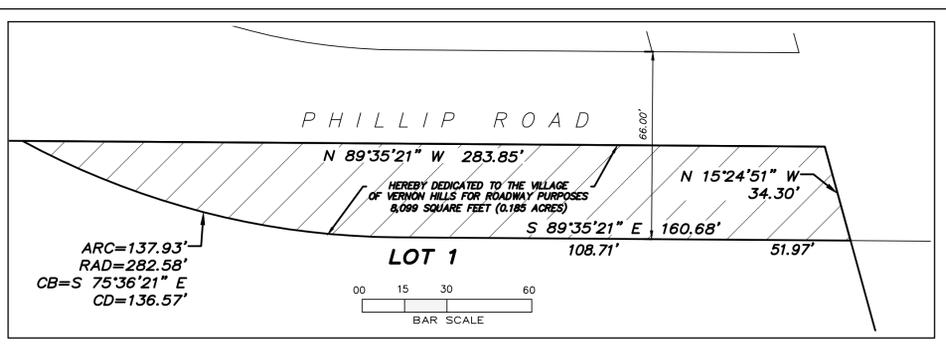
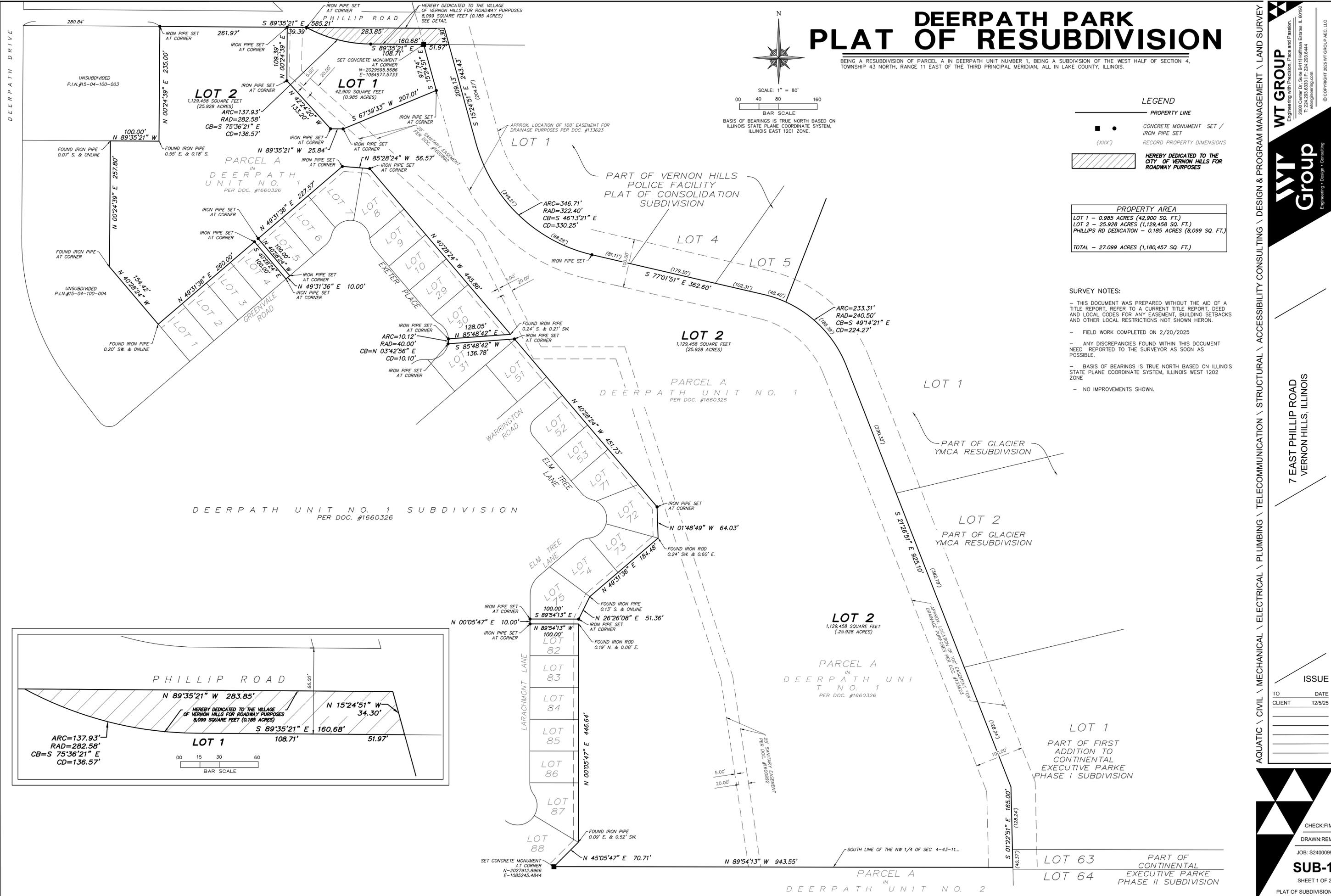
LEGEND

- PROPERTY LINE
- CONCRETE MONUMENT SET / IRON PIPE SET
- (XXX) RECORD PROPERTY DIMENSIONS
- ▨ HEREBY DEDICATED TO THE CITY OF VERNON HILLS FOR ROADWAY PURPOSES

PROPERTY AREA	
LOT 1 -	0.985 ACRES (42,900 SQ. FT.)
LOT 2 -	25.928 ACRES (1,129,458 SQ. FT.)
PHILLIPS RD DEDICATION -	0.185 ACRES (8,099 SQ. FT.)
TOTAL -	27.099 ACRES (1,180,457 SQ. FT.)

SURVEY NOTES:

- THIS DOCUMENT WAS PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.
- FIELD WORK COMPLETED ON 2/20/2025
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS WEST 1202 ZONE
- NO IMPROVEMENTS SHOWN.



AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
 Engineering with Precision, Pace and Passion.
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 T: 224.293.6333 | F: 224.293.6444
 wtengineering.com

WT Group
 Engineering • Design • Consulting

7 EAST PHILLIP ROAD
 VERNON HILLS, ILLINOIS

ISSUE
 TO: _____ DATE: _____
 CLIENT: _____ 12/5/25

CHECK-FIM
 DRAWN-REM
 JOB: S240099
SUB-1
 SHEET 1 OF 2
 PLAT OF SUBDIVISION

DEERPATH PARK PLAT OF RESUBVISION

OWNER'S CERTIFICATE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT VERNON HILLS PARK DISTRICT IS THE OWNER OF THE PROPERTY DESCRIBED AS SHOWN HEREON AND SUCH OWNER, HAS CAUSED] THE PROPERTY SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PROPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID PARK DISTRICT DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT, TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF HAWTHORN COMMUNITY CONSOLIDATED SCHOOL DISTRICT #73 AND COMMUNITY HIGH SCHOOL DISTRICT #128

DATED THIS _____ DAY OF _____ A.D. 20_____

_____ (NAME)

_____ (TITLE)

_____ (ADDRESS)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME)

_____ (TITLE) OF SAID PARK DISTRICT, WHO IS PERSONALLY KNOWN TO ME THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY OF SAID PARK DISTRICT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20_____

_____ NOTARY PUBLIC

_____ PRINT NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND DESCRIBED PROPERTY, I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ 20_____

BY: _____ LAKE COUNTY CLERK

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE IMPROVEMENTS OF ANY LOT IN THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE UNDERSIGNED HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE IMPROVEMENTS OF THE SUBDIVISION

DATED THIS _____ DAY OF _____ A.D., 20_____

BY: _____ OWNER

_____ REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

WATERMAIN AND SANITARY SEWER EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF VERNON HILLS AND LAKE COUNTY PUBLIC WORKS (LCPW), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, RENEW, EXTEND, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION, DISTRIBUTION AND/OR COLLECTION OF SANITARY SEWER AND WATER SERVICE. THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED "WATERMAIN AND SANITARY SEWER EASEMENT HEREBY GRANTED"

THIS EASEMENT SHALL GRANT THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND EGRESS TO PUE EASEMENTS ON THE PLAT, THE RIGHT TO CUT, TRIM OR REMOVE PAVEMENTS, TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES.

THE LOCATION OF THE FACILITIES BY GRANTEEES SHALL NOT CONFLICT OR INTERFERE WITH THE OTHER PREVIOUSLY INSTALLED PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN SUBSEQUENT USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY LCPW.

IN THE EVENT THE GRANTEE ENTERS UPON ANY EASEMENTS FOR PURPOSES HEREIN STATED, SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY, ANY REMOVED PAVEMENTS AND RE-ESTABLISHING GRASS ON AFFECTED GRASSY AREAS.

STORMWATER MANAGEMENT & DRAINAGE EASEMENT PROVISIONS

OWNER, ON BEHALF OF ITSELF AND ALL FUTURE HOLDERS OF TITLE TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT (COLLECTIVELY, THE OWNER), HEREBY COVENANTS AND AGREES WITH THE VILLAGE OF VERNON HILLS (THE VILLAGE) AS FOLLOWS.

OWNER SHALL MAINTAIN, OPERATE AND REPAIR THE PORTIONS OF THE PROPERTY IDENTIFIED ON THIS PLAT AS THE STORM WATER MANAGEMENT AND DRAINAGE AREAS AT ALL TIMES IN A MANNER CONSISTENT WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE VILLAGE. THE OWNER GRANTS TO THE VILLAGE AND ITS DESIGNEES THE RIGHT OF ACCESS UPON, OVER AND ACROSS THE PROPERTY TO INSPECT THE STORM WATER MANAGEMENT AND DRAINAGE EASEMENT AREAS, AND TO PERFORM ANY MAINTENANCE OF SAID AREAS WHICH THE OWNER HAS FAILED TO PERFORM. IF SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE VILLAGE OF SUCH FAILURE, THE VILLAGE HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER UPON THE PROPERTY AND PERFORM SUCH WORK AS SHOULD HAVE BEEN UNDERTAKEN BY OWNER WITHOUT NOTICE TO OWNER IN AN EMERGENCY (E.G. WHERE PERSONAL INJURY OR MATERIAL DAMAGE TO PROPERTY MAY BE IMMINENT). THE OWNER SHALL BE LIABLE FOR THE COST OF ANY MAINTENANCE SO PERFORMED BY THE VILLAGE AND SHALL PROMPTLY REIMBURSE THE VILLAGE FOR SUCH COSTS, WITH INTEREST A STATUTORY PRE-JUDGEMENT RATE CALCULATED FROM THE DATE OF EXPENDITURE. UPON RECORDATION BY THE VILLAGE OF A NOTICE OF CLAIM FOR REIMBURSEMENT, THE VILLAGE SHALL HAVE A FORECLOSABLE LIEN UPON THE PROPERTY TO SECURE REIMBURSEMENT. SUCH LIEN SHALL HAVE A PRIORITY AS OF THE DATE OF RECORDATION OF THE NOTICE OF CLAIM.

IN ADDITION TO OTHER REMEDIES PROVIDED FOR ABOVE, UPON OWNERS FAILURE TO MAINTAIN THE STORM WATER MANAGEMENT AND DRAINAGE EASEMENT AREAS (AFTER NOTICE WHERE REQUIRED AS AFORESAID), THE VILLAGE SHALL BE ENTITLED TO ALL REMEDIES AT LAW OR EQUITY TO ENFORCE THIS AGREEMENT, INCLUDING ALL REMEDIES FOR THE ABATEMENT OF A NUISANCE, WHICH REMEDIES SHALL BE CUMULATIVE AND NOT EXCLUSIVE. IF A JUDGEMENT IS ENTERED AGAINST THE OWNER, THE OWNER SHALL PAY ALL REASONABLE ATTORNEYS FEES AND COSTS OF THE VILLAGE.

GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTH SHORE GAS COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER CALLED "GRANTEE") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, UNDER, ACROSS, THE PROPERTY SHOWN ON THIS PLAT MARKED GAS EASEMENT , TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

COMMUNICATION EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

AT&T COMPANY, COMCAST CABLE COMMUNICATION, INC., AND GRANTEEES

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED COMMUNICATION EASEMENT , WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED COMMUNICATION EASEMENT, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

SURVEYOR'S AUTHORIZATION TO RECORD

I HEREBY DESIGNATE THE VILLAGE OF VERNON HILLS, AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____ A.D., 20_____ AT HOFFMAN ESTATES, COOK COUNTY, ILLINOIS.

BY: _____
FRANJO I. MATIĆ
WT GROUP AEC, LLC
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003556
EXPIRES 11/30/2026

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS AT A MEETING.

ON _____ DAY OF _____ 20_____

SIGNED _____ CHAIRMAN

ATTEST _____ SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, _____ THE VILLAGE ENGINEER FOR THE VILLAGE OF VERNON HILLS, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS _____ DAY OF _____, 20_____

_____ VILLAGE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, ON _____ DAY OF _____, 20_____A.D.

_____ VILLAGE PRESIDENT

ATTEST: _____ VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, TREASURER FOR THE VILLAGE OF VERNON HILLS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE SUBDIVISION PLAT.

DATED AT VERNON HILLS, ILLINOIS THIS _____ DAY OF _____, 20_____

_____ VILLAGE TREASURER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO STATE THAT I, FRANJO I. MATIĆ, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003556, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT A IN DEERPATH UNIT NUMBER 1, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS.

I FURTHER STATE THAT THE PROPERTY SHOWN ON THE PLAT HEREON IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF VERNON HILLS, ILLINOIS.

I FURTHER STATE THE PROPERTY ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONES "X" DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD" & "ZONE "AE", DESCRIBED AS "REGULATORY FLOODWAY" PER F.E.M.A. PANEL NO. 17097C0252K DATED 9/18/2013..

I FURTHER STATE THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE GIVEN IN FEET AND DECIMALS OF A FOOT, A THAT MONUMENTS WERE SET OR FOUND AT THE LOCATIONS INDICATED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS STATE STANDARDS FOR A SUBDIVISION SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____ A.D._____ AT HOFFMAN ESTATES, ILLINOIS.

PRELIMINARY 12/5/2025

FRANJO I. MATIĆ - PLS #035-003556 EXPIRES 11/30/2026

WT GROUP
Engineering with Precision, Pace and Passion.
2000 Cook County, Suite 841 (Hoffman Estates, IL 60112)
T: 224.293.6333 F: 224.293.6444
wtengineering.com

WT Group
Engineering • Design • Consulting

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ TELECOMMUNICATION \ PLUMBING \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

7 EAST PHILLIP ROAD
VERNON HILLS, ILLINOIS

ISSUE
TO _____ DATE _____
CLIENT 12/5/25

CHECK/FIM
DRAWN/REM
JOB: S2400099
SUB-2
SHEET 2 OF 2
PLAT OF SUBDIVISION

**AGENDA
COMMITTEE OF THE WHOLE MEETING
VERNON HILLS VILLAGE BOARD
FEBRUARY 3, 2026**

*UNLESS DECIDED OTHERWISE BY BOARD ACTION, DISCUSSION AT
COMMITTEE OF THE WHOLE LEVEL WILL CONCLUDE AT 10:00 P.M.*

1. Call to Order
2. Roll Call
3. Citizens Wishing to Address the Committee
4. Items of Business

**A. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES
OF JANUARY 13, 2026**

**B. DISCUSSION: SIGN VARIATION REQUEST, US BANK, 175 N. MILWAUKEE
AVENUE, REVIEW OF PZC RECOMMENDATION (CD Dir Jennings)**

5. Adjournment

**A closed session to discuss 5 ILCS 120/2 [Sec. 2(c)(21)] Review of Minutes of the
Open Meetings Act is scheduled**

The Village of Vernon Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting or the facilities, should contact Executive Secretary, Elizabeth Koehl, at (847) 918-3546 promptly to allow the Village to make reasonable accommodations for those persons.

**COMMITTEE OF THE WHOLE MEETING SUMMARY
VERNON HILLS VILLAGE BOARD
FEBRUARY 3, 2026**

*UNLESS DECIDED OTHERWISE BY BOARD ACTION, DISCUSSION AT
COMMITTEE OF THE WHOLE LEVEL WILL CONCLUDE AT 10:00 P.M.*

1. Call to Order
2. Roll Call
3. Citizens Wishing to Address the Committee
4. Items of Business

**A. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES
OF JANUARY 13, 2026**

**B. DISCUSSION: SIGN VARIATION REQUEST, US BANK, 175 N. MILWAUKEE
AVENUE, REVIEW OF PZC RECOMMENDATION**

US Bank is proposing to construct a monument sign near the primary entrance to the site from Milwaukee Avenue. The building has limited visibility from the road and a monument sign would help visitors identify the correct driveway. US Bank is requesting a sign with three panels to display signage for all three units in the building. The Commission's motion recommending approval failed to pass (2-2, 2 absent, 1 vacancy). The attached memo summarizes the public hearing and requests direction from the Committee of the Whole regarding the petition.

5. Adjournment

**A closed session to discuss 5 ILCS 120/2 [Sec. 2(c)(21)] Review of Minutes of the
Open Meetings Act is scheduled**

The Village of Vernon Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting or the facilities, should contact Executive Secretary, Elizabeth Koehl, at (847) 918-3546 promptly to allow the Village to make reasonable accommodations for those persons.

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
JANUARY 13, 2026**

1. President Koch called the meeting to order at 7:20 pm.
2. Roll call indicated the following Board Members present: Trustees Forster, Takaoka, Schenk, Lundeen, Marquardt, President Koch. Trustee Oppenheim gave prior notice that he would not be in attendance. A quorum was established.

Also, present were: Village Manager Timony, Director of Community Development Jennings, Public Works Director Venatta, Chief Kreis, Deputy Chief Holubetz, Village Attorney Ferolo, and Recording Secretary Koehl.

3. Citizens Wishing to Address the Committee

None.

4. Items of Business

**A. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF
DECEMBER 9, 2025**

President Koch called for a motion to approve item A, THE COMMITTEE OF THE WHOLE MEETING MINUTES OF DECEMBER 9, 2025.

Motion by Trustee Marquardt, second by Trustee Lundeen, to approve item A, THE COMMITTEE OF THE WHOLE MEETING MINUTES OF DECEMBER 9, 2025.

Roll call vote:

AYES: 6 – Marquardt, Forster, Schenk, Lundeen, Takaoka, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Oppenheim

Motion Carried.

B. DISCUSSION: BUILDING CODE ADOPTION

Director Jennings gave a presentation regarding proposed changes to the building code. He advised that most of the changes are expected to be ready for approval at the February 3, 2026 Village Board meeting, with the exception of a few codes that will require additional research.

C. DISCUSSION: THC DERIVATIVES

Chief Kreis introduced Deputy Chief Holubetz, who provided an update on the prior discussion regarding THC derivatives. Deputy Chief Holubetz requested direction on the appropriate compliance timeframe for business owners. The Board reached consensus on issuing a 90-day notice, aligning the compliance period with the business license renewal date of May 1, 2026.

5. Adjournment

President Koch called for a motion to adjourn the Committee of the Whole Meeting with no further action to take place.

Motion by Trustee Schenk, second by Trustee Marquardt, to adjourn the Committee of the Whole with no further action to take place.

Voice vote:
All in Favor.
Motion Carried.

The Village Board meeting was adjourned at 7:49 pm.

Approved this 3rd day of February, 2026.

Kevin Timony, Village Clerk

Thom Koch Jr., Village President



MEMORANDUM

To: Committee of the Whole

From: Andrew C. Jennings, Community Development Director

Date: February 3, 2026

Re: US Bank – Sign Code Variations
Discussion of PZC Recommendation
175 N. Milwaukee Avenue

US Bank is proposing to construct a monument sign near the primary entrance to the site from Milwaukee Avenue. The building has limited visibility from the road and a monument sign would help visitors identify the correct driveway. US Bank is requesting a sign with three panels to display signage for all three units in the building.

Planning and Zoning Commission Review

The Planning and Zoning Commission held a public hearing on the petition at its meeting on January 21, 2026. The materials provided to the Planning and Zoning Commission suggested flexibility to allow US Bank to offer a tenant panel to other businesses that use the driveway in the event that its own tenants (now or in the future) don't require signage visible from the street.

The Commission expressed a few concerns with the proposal. Notes on each item are included in the summary below:

1. Most signs have landscaping; a landscape bed should be required for the proposed sign. *A condition of approval was revised to clearly require landscaping.*
2. The hotel that uses the same driveway has very limited visibility especially considering that customers are unfamiliar with the area. *A condition of approval was added to require the full address range if other properties are represented on the sign*
3. The sign may be blocked by an existing mature tree. *A condition of approval was added to allow the sign located to be shifted.*
4. The petition does not adequately address the standards for a variation. *The petitioner's justification for the variation states that the general public is not aware that the bank has a branch at the subject location. The Commissioners opposed to the petition noted a conflict inherent in that statement given that the branch has been open for twenty years.*

The Commission recommendation, which failed to pass (2-2), included the following conditions:

1. Landscaping is required and shall be configured to ensure visibility of the address numbers.
2. The sign location may be shifted to improve visibility, subject to setback requirements.
3. The address shall be shown as a range if other properties are represented on the sign.
4. The existing sign shall be removed.

Staff Review and Recommendation

The Commission questioned the petitioner's responses to the first Standard for a Variation (reasonable return) based on the fact that the branch has been open for an extended period of time. The following is the Standard and the petitioner's response:

1. Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

The property at 175 N Milwaukee Avenue is occupied by multiple businesses sharing a single driveway entrance. If this variance is not granted, it would restrict monument signage to identifying only one business. This restriction would prevent the fair identification of all tenants that depend on the shared access point, create confusion for customers, delivery drivers, and emergency services attempting to locate businesses within the property, and place the tenants at a competitive disadvantage compared to other commercial properties in Vernon Hills. There is also clear precedent for other businesses within the Village being granted a variance for multi-tenant monument signs. Without the requested variance, the property cannot reasonably yield its intended use as a multi-tenant commercial site, as tenants would lose visibility, access, and business opportunities, directly impairing the property's value and ability to generate a reasonable return.

At the hearing, the petitioner provided anecdotal accounts of the lack of visibility. The only public speaker at the hearing was unaware that the branch existed. There was no evidence presented regarding the performance of the bank or suggesting that the three-unit building has not been impacted by a lack of signage. It is entirely possible that the bank and the tenants could have attracted certain types of customers with improved visibility from a high traffic thoroughfare. The impact on US Bank as a landlord offering units for rent without visible signage is also unknown.

Staff believes that the subject building is comparable to other multi-unit buildings that have been granted variances for multi-tenant signs. The lack of visibility from the street further justifies the granting of a variation. The primary question raised by the Commission was the comparative visibility of an unrelated parcel (Extended Stay Hotel). This is not relevant to the petitioner's original objective and was introduced at Staff's suggestion as an option for the bank if its tenants (current or future) do not require signage.

Staff recommends that the Committee discuss the following prior to making a recommendation to the Board:

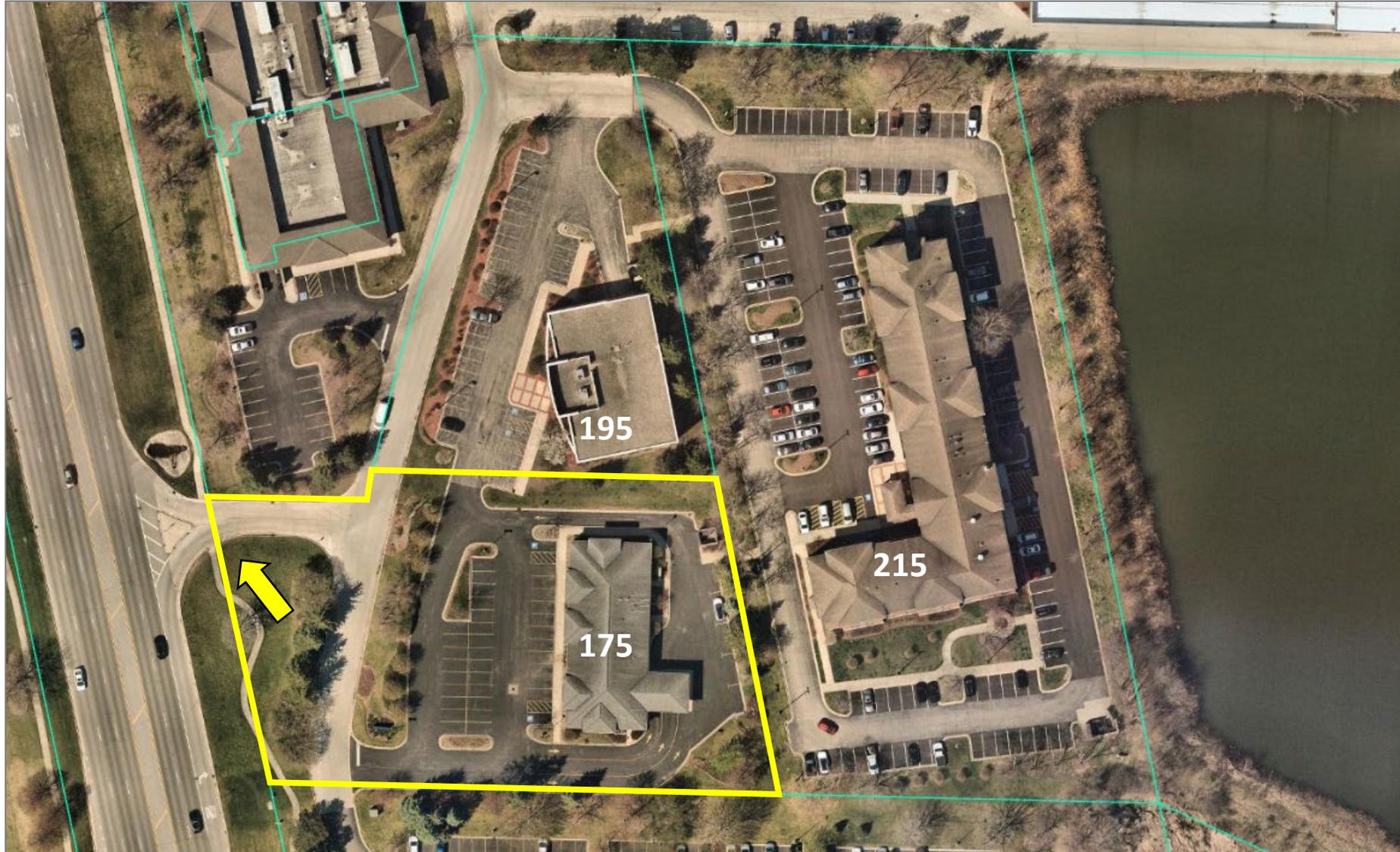
1. Is the petitioner's statement in response to Standard 1 adequate, or is extended occupancy of the primary unit in the building evidence of a reasonable return?
2. Is the flexibility to allow 195 and 215 N. Milwaukee to utilize panels needed/desirable? Businesses located at these properties have not expressed an interest in signage.

Attachments:

- Materials provided with report to PZC

US Bank, 175 N. Milwaukee Ave.

Sign Code Variation for Multi-tenant Sign, Case 2026-01



Subject Property & Proposed Sign Location

US Bank, 175 N. Milwaukee Ave.

Sign Code Variation for Multi-tenant Sign, Case 2026-01



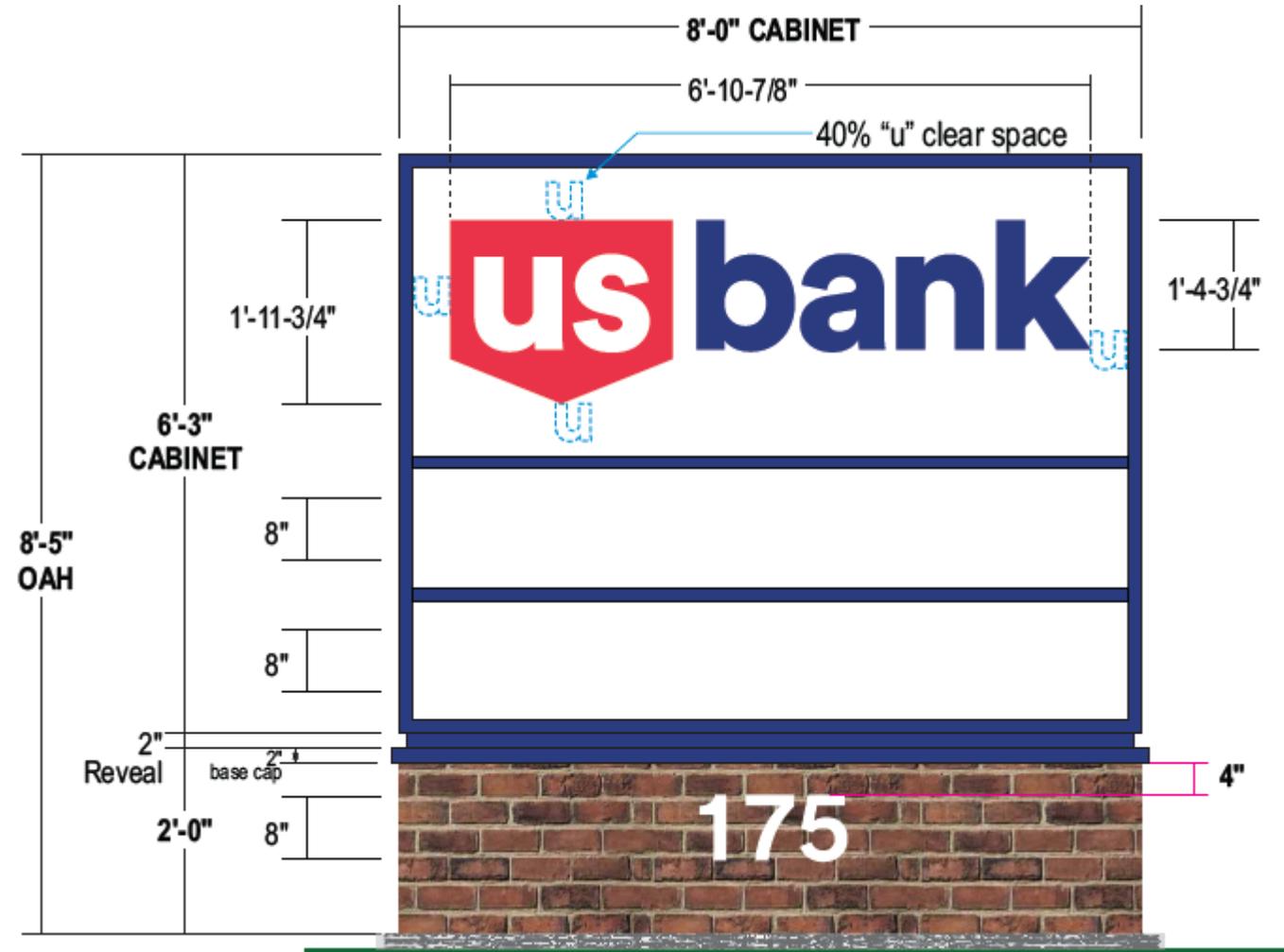
Proposed sign location (looking south)



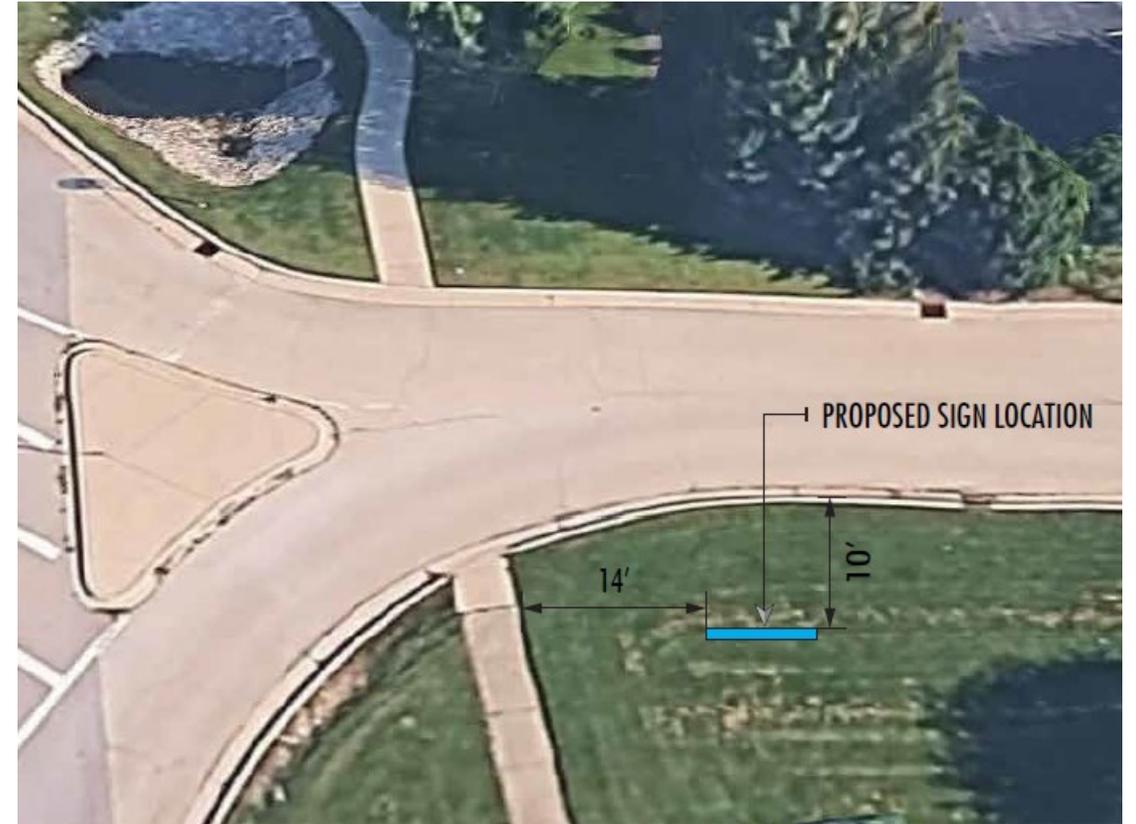
Existing sign

US Bank, 175 N. Milwaukee Ave.

Sign Code Variation for Multi-tenant Sign, Case 2026-01



Proposed sign design



Proposed sign location